

## MTC 39645PS WARRANTY DEED

GLETA WAMPLER,

Grantor(s) hereby grant, bargain, sell and convey to:

PATRICK H. BENTON and ANNE F. BENTON, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 11, Block 11, TRACT 1107, FIRST ADDITION TO SPRAGUE RIVER PINES,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 29,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2350 S. PRESADO #D, DIAMOND BAR, CA 91765

Dated this 28th day of Oct, 1996

Gleta Wampler  
GLETA WAMPLER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 10/28 19 96  
COUNTY OF Klamath

Personally appeared the above named Gleta Wampler

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Pamela J. Spencer

Notary Public for Oregon

My commission expires 8/18/2000

ESCROW NO. MT39645-PS

Return to:

PATRICK H. BENTON  
2350 S. PRESADO #D  
DIAMOND BAR, CA 91765

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day  
of October A.D., 19 96 at 11:50 o'clock A.M., and duly recorded in Vol. M96,  
of Deeds on Page 34263.

FEE \$10.00

Bernetha G. Letsch  
By [Signature] County Clerk