



96 NOV -6 A11:44

STATE OF OREGON,  
County of Klamath ss.  
WARRANTY DEED

Filed for record at request of:

ATC NO 03045477  
AFTER RECORDING RETURN TO:  
AARON A. POWLESS  
ANDREJ BENIK

1166 NORMANDY Dr.  
Campbell, CA. 95008

Aspen Title & Escrow  
on this 6th day of November A.D., 1996  
at 11:44 o'clock AM. and duly recorded  
in Vol. M96 of Deeds Page 35076  
Bernetha G. Letsch County Clerk  
By Kathleen Ross Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Fee, \$30.00

ROBERT J. HALVORSEN AND LOIS E. HALVORSEN, hereinafter called  
GRANTOR(S), convey(s) to AARON A. POWLESS, AS TO AN UNDIVIDED  
1/2 INTEREST, ANDREJ BENIK AND MARIA A. BENIK, HUSBAND AND  
WIFE, AS TO AN UNDIVIDED 1/2 INTEREST, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

The West 33.50 feet of Lot 790, Block 105, MILLS ADDITION  
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State  
of Oregon.

CODE 1 MAP 3809-33DB TL 5900

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$40,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 5th day of November, 1996.

Robert J. Halvorsen  
ROBERT J. HALVORSEN

Lois E. Halvorsen  
LOIS E. HALVORSEN

STATE OF OREGON, County of Klamath)ss.

On November 5th, 1996, personally appeared ROBERT J.  
HALVORSEN AND LOIS E. HALVORSEN who acknowledged the foregoing  
instrument to be THEIR voluntary act and deed.

Carole A. Linde  
Notary Public for Oregon

My Commission Expires: August 15, 2000.

