

## WARRANTY DEED

MICHELE E. BENSON who took title as MICHELE E. MUNSTE,  
Grantor(s) hereby grant, bargain, sell and convey to:  
LESLIE C. SEKAVEC,  
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 5 in Block 12 of ELDORADO ADDITION to the City of Klamath Falls,  
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 \$ 78,500.00.

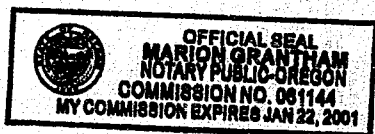
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1758 Eldorado Blvd. Klamath Falls OR 97601

Dated this 5th day of March, 1997.

Michele E. Benson  
MICHELE E. BENSON

STATE OF Oregon SS. March 5 19 97  
COUNTY OF Klamath  
Personally appeared the above named Michele E. Benson

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

ESCROW NO. MT40628-MG

Return to:

LESLIE C. SEKAVEC

1758 Eldorado Blvd.  
Klamath Falls OR 97601

Before me:

Marion Grantham  
Notary Public for Oregon

My commission expires 1/22/01

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 7th day of March A.D., 1997  
at 3:29 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 6840

Bernetha G. Letsch, County Clerk

By Kathleen Kras  
Fee, \$30.00 Deputy.

97 MAR -7 P3:29