



37513

97 MAY 12 P2:34

Vol. M97 Page 14452STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ATC#01046190

AFTER RECORDING RETURN TO:

DAVID L. FLAGOR
KACIE R. FLAGOR
24540 Highway 140 EAST
Bonanza, OR 97623Aspen Title & Escrow
on this 12th day of May A.D., 1997
at 2:34 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 14452

Bernetha G. Letsch, County Clerk

By Kathleen ReedUNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Fee, \$30.00

Deputy.

JOSEPH K. BENEDUM, hereinafter called GRANTOR(S), convey(s) to
DAVID L. FLAGOR and KACIE R. FLAGOR, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

That part of the NW 1/4 NE 1/4 of Section 23, Township 38
South, Range 11 1/2 East of the Willamette Meridian, in the
County of Klamath, State of Oregon, lying Southeasterly of
Highway 140 as now located.

CODE 37 MAP 3811-V2300 TL 300

DE "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, 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
\$65,000.00.

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 8th day of May, 1997.

JOSEPH K. BENEDUM

STATE OF OREGON, County of Klamath)ss.

On this 8th day of May, 1997,

Personally appeared the above named JOSEPH K. BENEDUM and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: Charles A. Hinde
Notary Public for OregonMy Commission Expires: 2/15/00