

39396

Vol. 1797 Page 18607

After recording return to:

STACEY TIMMONS

P.O. BOX 8342

BEND, OR 97701

TITLE ORDER NO. K-50714

KEY ESCROW NO: 27-26367

Until a change is requested tax statements
shall be sent to the following address:

SAME AS ABOVE

TAX ACCT. NO: 136212

MAP NO: 23-10-16-DO-2000

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DANIEL J. BENSMILLER, an individual Grantor,

conveys and warrants to:

STACEY TIMMONS, an individual, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 consideration for this conveyance is \$52,500.00 . However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

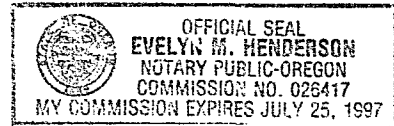
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 13 day of JUNE, 1997.

GRANTOR(S):

Daniel J. Bensmiller

DANIEL J. BENSMILLER



STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on JUNE 13, 1997,
by DANIEL J. BENSMILLER

Evelyn M. Henderson
Notary Public for Oregon

My commission expires: 7-25-97

EXHIBIT "A"

The S 1/2SE1/4SE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian.

SUBJECT TO:

1. An easement reserved in a deed, including the terms and provisions thereof;
 Recorded : June 9, 1964 in Volume 353 on page 395, records of Klamath County, Oregon
 From : George E. Howard
 To : C. W. Reeve and Leona M. Reeve

2. An easement created by instrument, including the terms and provisions thereof;
 Recorded : July 11, 1977 in M-77 on page 12234, records of Klamath County, Oregon
 Favor of : Midstate Electric Cooperative, Inc..

3. Road Dedication, including the terms and provisions thereof, by and between George E. Howard and C. W. & Leona M. Reeve,
 Recorded : September 14, 1981 in Volume M-81 on page 16272
 Deed records of Klamath County, Oregon

4. Road Dedication, including the terms and provisions thereof, by and between George E. Howard and C. W. & Leona M. Reeve,
 Recorded : September 14, 1981, in Volume M-81 on page 16373
 Deed records of Klamath County, Oregon

5. An easement created by instrument, including the terms and provisions thereof;
 Recorded : October 26, 1993 in M-93 on page 28046, records of Klamath County, Oregon
 Favor of : Midstate Electric Cooperative, Inc.
 For : powerline easement

6. Memorandum of Contract for Line Extension, between Midstate Electric Cooperative, Inc and Brenda Bensmiller
 Recorded : October 26, 1993 in M-93 on page 28051, records of Klamath County, Oregon

7. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired with proof that the mobile home is de-titled.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Klamath County Title the 17th day
 of June A.D., 19 97 at 11:41 o'clock A. M., and duly recorded in Vol. M97,
 of Deeds on Page 18607.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen R. Rasmussen