

TANIA A. ANDERSEN WHO ACQUIRED TITLE AS TANIA A. PEARSON,

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

RONALD LEE BENSON,

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 38 AND THE WESTERLY 14 FEET OF LOT 37, TOGETHER WITH THE NORTH 1/2 OF VACATED ALLEY WHICH INURRED THERETO, ROSELAWN, 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 \$ 50,000.00.

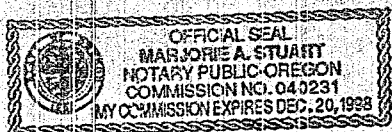
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 732 ROSEWAY DRIVE, KLAMATH FALLS, OR 97601

Dated this 16th day of June, 1997.

Tania A. Andersen
TANIA A. ANDERSEN

STATE OF Oregon SS June 16 19 97
COUNTY OF Klamath
Personally appeared the above named Tania A. Andersen

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

ESCROW NO. MT41480-MS

Return to:

RONALD LEE BENSON
732 ROSEWAY DRIVE
KLAMATH FALLS, OR 97601

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 20th day of June A.D., 1997
at 3:24 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 19178

Bernetha G. Letsch, County Clerk

By *Kathleen Ross*
Fec. \$30.00 Deputy.

97 JUN 20 P3:24