

50973

SAMUEL T. BENNETT,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DAVID FIELDS WERSCHKUL and SUSAN ELIZABETH WERSCHKUL, husband and wife,  
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 162, RUNNING Y RESORT, PHASE 2, 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 \$ 68,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 19 GRESHAM ST., ASHLAND, OR 97520

Dated this 29 day of DECEMBER 19 97.

*Samuel T. Bennett*  
SAMUEL T. BENNETT

STATE OF OREGON SS. DECEMBER 29 19 97

COUNTY OF KLAMATH

Personally appeared the above named SAMUEL T. BENNETT

and acknowledged the foregoing instrument to be his voluntary act.

Before me:



(seal)

*Lisa Legget-Weatherby*  
Notary Public for OREGON  
My commission expires 11/20/99

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

ESCROW NO. MT43195-LW

Return to:  
DAVID FIELDS WERSCHKUL  
19 GRESHAM ST.  
ASHLAND, OR 97520

Amerititle  
on this 31st day of December A.D., 1997  
at 3:33 o'clock P M. and duly recorded  
in Vol. M97 of Deeds Page 42688  
Bernetha G. Letsch, County Clerk

By *Debra M. McIndoe*  
Deputy.

Fee, \$30.00