

56472

MTC 44047-KA
WARRANTY DEEDVol. m98 Page 12551

JAMES M. BRADLEY and ELLEN R. BRADLEY, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES F. BENSON and JOANNA R. BENSON, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 87,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7785 HIGHWAY 66, KLAMATH FALLS, OR 97601

Dated this 11 day of April, 1998

James M. Bradley
JAMES M. BRADLEY

Ellen R. Bradley
ELLEN R. BRADLEY

STATE OF Oregon ss. April 11 1998
COUNTY OF Klamath

Personally appeared the above named JAMES M. BRADLEY AND
ELLEN R. BRADLEY

and acknowledged the foregoing instrument to be their voluntary act.

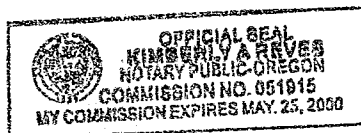
Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

(seal)

ESCROW NO. MT44047-KA

Return to:
JAMES F. BENSON
7785 HIGHWAY 66
KLAMATH FALLS, OR 97601



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EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the NE1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of a line running North and South and distance from the West line of said NE1/4 NW1/4 750 feet Easterly and the North line of the Klamath-Keno Road or Highway; thence North and parallel with the West line of said NE1/4 NW1/4 a distance of 330 feet; thence Northeasterly and parallel with said line of highway to an intersection with a line running North and South and parallel with said West line of said NE1/4 NW1/4 and distance therefrom 882 feet; thence South on said North and South line a distance of 330 feet to the North line of said highway; thence West on said line of highway to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day
of April A.D., 19 98 at 3:54 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 12551

FEE \$35.00

By Bernetha G. Letch, County Clerk
Kathleen Kross