

'98 Jun. 4 P3:36



WARRANTY DEED

ASPEN TITLE ESCROW NO. 02047664

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
ROGER A. HULET
ZOLA L. HULET
6623 Verde Vista Dr.
Klamath Falls, OR 97603

Aspen Title & Escrow
on this 4th day of June A.D. 1998
at 3:36 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 19013-A

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOSEPH ELLIOTT BENSON, JR. AND ERIN PATRICIA BENSON,
hereinafter called GRANTOR(S), convey(s) to ROGER A. HULET AND
ZOLA L. HULET, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 2, Block 24, NINTH ADDITION TO SUNSET VILLAGE, in the
County of Klamath, State of Oregon, and that certain easement
for utility purposes recorded May 23, 1997 in Book M-97, pages
15827.

CODE 43 MAP 3909-12DC TL 400

"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
\$185,000.00.

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 26th day of May, 1998.

Joseph Elliott Benson, Jr.
JOSEPH ELLIOTT BENSON, JR.

Erin Patricia Benson
ERIN PATRICIA BENSON

STATE OF OREGON, County of Klamath)ss.

On May 26, 1998, personally appeared the above named Joseph
Elliott Benson, Jr. and Erin Patricia Benson and acknowledged
the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000

