

59647

MTC 44445-KR
WARRANTY DEEDVol. M98 Page 20033

98 JUN 11 P3:37

JOSEPH E. BENSON & ERIN P. BENSON, AS TENANTS BY THE ENTIRETY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
REX ERVIN and BEVERLY ERVIN, as tenants by the entirety,
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:

Parcel 2 of Land Partition 18-92 as filed in the Klamath County Engineers
Office and being situated in Section 16, Township 40 South, Range 10 East
of the Willamette Meridian, 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:

SUBJECT TO: Trust Deed, recorded June 3, 1998 in Volume M98, page 18844,
Microfilm Records of Klamath County, Oregon in favor of Thomas Adair
Moore & Vivian M. Moore, as Beneficiary which the above named Grantees
agree to assume and pay in full.

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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 14837 Hill Rd., Klamath Falls, OR 97603

Dated this 10th day of June, 1998.

JOSEPH E. BENSON

ERIN P. BENSON

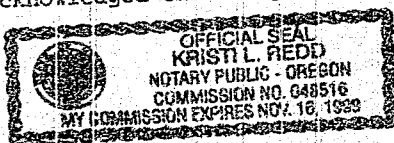
STATE OF OREGON SS. June 10 19 98

COUNTY OF KLAMATH

Personally appeared the above named _____

JOSEPH E. BENSON & ERIN P. BENSON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

(seal)

ESCROW NO. MT44445-KR

Return to:

Rex Ervin & Beverly Ervin
14837 Hill Rd.
Klamath Falls, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AMERITITLE
on this 11TH day of JUNE A.D., 1998
at 3:37 o'clock P M. and duly recorded
in Vol. M98 of DEEDS Page 20033

Bernetha G. Letsch, County Clerk

By Caroline Mueland

Fee, \$30.00

Deputy