

59647

MTC 44445-KR  
WARRANTY DEED Vol M98 Page 20033

98 JUN 11 P3:37

JOSEPH E. BENSON & ERIN F. BENSON, AS TENANTS BY THE ENTIRETY,  
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 REY 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 Adiar  
 Moore & Vivian M. Moore, as Beneficiary which the above named Grantees  
 agree to assume and pay in full.

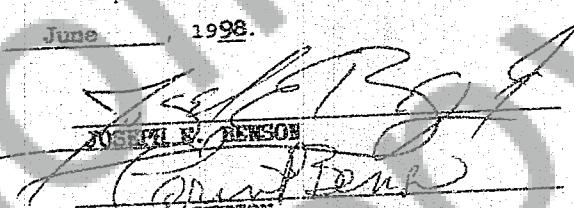
and the grantor will warrant and forever defend the said premises and every  
 part and parcel thereof against the lawful claims and demands of all persons  
 whomsoever, except those claiming under the above described encumbrances.

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.

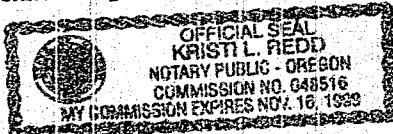
  
 JOSEPH E. BENSON  
 ERIN F. BENSON

STATE OF OREGON ss. JUNE 10 1998  
 COUNTY OF KLAMATH

Personally appeared the above named

JOSEPH E. BENSON & ERIN F. 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 Debra M. Anderson Deputy  
 Fee, \$30.00