

60891

MTC 45131-KJ
WARRANTY DEEDVol. 198 Page 22373

FAYE M. WOOTEN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 RAFAEL BENAVIDEZ and ROSA BENAVIDEZ, 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 12, Block 216, MILLS SECOND ADDITION to the City of Klamath Falls,
 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 \$ 43,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 2225 RADCLIFFE, KLAMATH FALLS, OR 97601

Dated this 25 day of JUNE, 1998

Faye M. Wooten
 FAYE M. WOOTEN

STATE OF OREGONCOUNTY OF KLAMATHSS. JUNE 25, 199819 98

Personally appeared the above named FAYE M. WOOTEN

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kirsten Jensen
 Notary Public for OREGON
 My commission expires 4/8/02

ESCROW NO. MT45131-KJ

Return to:

RAFAEL BENAVIDEZ
 2225 RADCLIFFE
 KLAMATH FALLS, OR 97601

STATE OF OREGON,
 County of Klamath SS.

Filed for record at request of:

AMERITITLE

on this 26TH day of JUNE A.D., 1998
 at 11:43 o'clock A M. and duly recorded
 in Vol. M98 of DEEDS Page 22373

Bernetha G. Letsch, County Clerk

By Kathleen Ross
 Fee, \$30.00 Deputy.