

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.

JUN 26 AM 11:43 '98

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 OREGON ss. JUNE 25, 1998 19 98
COUNTY OF KLAMATH

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.