

AMT 44687-LW

WARRANTY DEED

CHARLES R. BRANCH and SHIRLEY R. BRANCH, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID M. BIENENFELD and DEBRA K. BIENENFELD, 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 18 in Block 26 of TRACT 1005 - FOURTH ADDITION TO KLAMATH RIVER
ACRES, 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:

"TOGETHER WITH A 1993 FLEETWOOD MOBILE HOME, PLATE #X221929, WHICH IS
SITUATED ON THE SUBJECT PROPERTY."

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 \$ 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

Dated this 12th day of June, 1998.

Charles R. Branch
CHARLES R. BRANCH

Shirley R. Branch
SHIRLEY R. BRANCH

STATE OF Oregon ss. June 12 19 98
COUNTY OF Klamath

Personally appeared the above named Charles R. Branch
and Shirley R. Branch

and acknowledged the foregoing instrument to be A voluntary act.

Before me:

Rita Leggett Weatherly
Notary Public for Oregon
My commission expires 11/20/99

(seal)

ESCROW NO. MT44687-LW

Return to:

DAVID M. BIENENFELD

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle

on this 2nd day of July A.D. 1998
at 3:48 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 23640

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.

98 JUL -2 P3:48