



WARRANTY DEED
ATC 03048226

ATC #03048226
AFTER RECORDING RETURN TO:
JANET L. ENGLISH
3913 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

EVELYN BENDER, hereinafter called GRANTOR(S), convey(s) and
warrants to JANET L. ENGLISH, hereinafter called GRANTEE(S),
all that real property situated in the County of KLAMATH, State
of Oregon, described as:

Lot 17, Block 2, FIRST ADDITION TO KELENE GARDENS, in the County
of Klamath, State of Oregon.

CODE 41 MAP 3909-15AA TL 3500

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$65,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

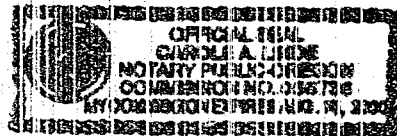
IN WITNESS WHEREOF, the grantor has executed this instrument
this 7th day of August, 1998

Evelyn Bender
EVELYN BENDER

STATE OF OREGON, County of Klamath)ss.

On August 7, 1998, personally appeared EVELYN BENDER who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Carole A. Kinde
Notary Public for Oregon
My Commission Expires: 8/15/00.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day
of August, A.D., 19 98 at 3:25 o'clock P. M., and duly recorded in Vol. 198,
of Deeds on Page 29092.

FEE \$30.00

By Berntha G. Letsch, County Clerk