

'98 SEP 16 AIO:59

BENJAMIN J. VANN and FAYE E. VANN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DARRELL LEE BEAN and LAURA LYNN BEAN, 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:

Lot 5 in Block 4, as shown on the map entitled First Addition to Pine Grove Ponderosa, filed in the office of the County Recorder, Klamath County, State of Oregon EXCEPTING THEREFROM the Eastern 97 feet thereof as described in the Deed from Richard Philip Nordel and Billye Jeanne Nordel and Anna B. Nordel recorded November 11, 1973 in volume M73, page 14848, Klamath County, Records.

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 \$ 145,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3415 PINE TREE DRIVE, KLAMATH FALLS, OR 97603

Dated this 15 day of September, 1998

Benjamin J. Vann
BENJAMIN J. VANN

Faye E. Vann
FAYE E. VANN

STATE OF Oregon
COUNTY OF Klamath ss. September 15 19 98

Personally appeared the above named Benjamin J. Vann
and Faye E. Vann

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT45724-MG

Return to:
DARRELL LEE BEAN
3415 PINE TREE DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle

on this 16th day of September A.D., 1998
at 10:59 o'clock A. M and duly recorded
in Vol. M98 of Deeds Page 34036

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.