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MTC 45827-MG
WARRANTY DEED

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JAMES F. BENSON, TRUSTEE AND JOANNE R. BENSON, TRUSTEE OF THE JAMES F. BENSON AND JOANNE R. BENSON LIVING TRUST DATED AUGUST 11, 1996,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DEBORAH M. SIMPSON,
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:

The NW1/4 NW1/4 NW1/4 of section 23, Township 34 South, Range 8, East of the Willamette Meridian, 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 \$ 26,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 1371, CHILOQUIN, OR 97624

Dated this 20 day of October, 1998

THE BENSON LIVING TRUST

BY: James F. Benson TRUSTEE
JAMES F. BENSON

BY: Joanne R. Benson TRUSTEE
JOANNE R. BENSON

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on October 20, 1998

by James F. Benson and Joanne R. Benson

as Trustees

of The James F. Benson and Joanne R. Benson Living Trust dated Aug. 11, 1996

Marion Grantham
Notary Public of Oregon

My commission expires 1/22/01

ESCROW NO. MT45827-MG

Return to:

DEBORAH M. SIMPSON

P.O. BOX 1371

CHILOQUIN, OR 97624



STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day
of October A.D. 19 98 at 11:33 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 38911

FEE \$30.00

Bernetha G. Leisch, County Clerk

By Kathleen Hoss