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99 FEB 24 P3:28

MTC 47146-KC  
WARRANTY DEED Vol 1999 Page 6471

JOSEPH E. BENSON, JR and ERIN P. BENSON, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
AARON S. MASTERS and DIANA MASTERS, 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:

A PORTION OF LOT 4, FIRST ADDITION TO ST. FRANCIS PARK, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 4 THAT IS NORTH 75 FEET FROM  
THE SOUTHEAST CORNER OF LOT 4; THENCE SOUTH ALONG THE EAST LINE OF SAID  
LOT, 75 FEET TO THE SOUTHEAST CORNER; THENCE WEST ALONG THE SOUTH LINE OF  
SAID LOT 4, 125 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE  
OF LOT 4, 75 FEET TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF  
LOT 4, 125 FEET TO THE POINT OF BEGINNING.

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 \$ 66,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2590 FARGO STREET, KLAMATH FALLS, OR 97603

Dated this 23rd day of Feb, 1999

JOSEPH E. BENSON JR  
JOSEPH E. BENSON JR

ERIN P. BENSON  
ERIN P. BENSON

STATE OF Oregon

COUNTY OF Klamath

SS. Feb 23 1999

Personally appeared the above named Joseph E Benson Jr  
& Erin P. Benson

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Karine Amundson  
Notary Public for Oregon  
My commission expires 5-29-01

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ESCROW NO. MT47146-KC

Return to:

AARON S. MASTERS  
2590 FARGO STREET  
KLAMATH FALLS, OR 97603

the 24th day of February A.D., 1999  
at 3:28 o'clock P. M., and duly recorded  
in Vol. 1999, of Deeds on Page 6471  
Linda Smith, County Clerk

By Kathleen Ross, Deputy  
Fees, \$30.00