

1999 JUN 21 AM 11:28

WARRANTY DEED

Vol M99 Page 24276

DALE R. AWREY and TERESA M. AWREY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: WILLIAM BENASSI and CAROLA BENASSI, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 4,700.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3157 VOYAGER STREET, ROSAMOND, CA 95360-6210

Dated this 16th day of June, 19 99

Dale R. Awrey
DALE R. AWREY

Teresa M. Awrey
TERESA M. AWREY

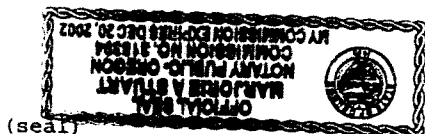
STATE OF Oregon

SS. June 16 19 99

COUNTY OF Klamath

Personally appeared the above named Dale R. Awrey and Teresa M. Awrey

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-02

ESCROW NO. MT48457-MS

Return to:

WILLIAM BENASSI
3157 VOYAGER STREET
ROSAMOND, CA 95360-6210

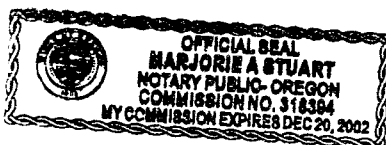


EXHIBIT "A"
LEGAL DESCRIPTION

24277

Lot 2 in Block 6 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running; thence along the North line of said Section North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running; thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

State of Oregon, County of Klamath
Recorded 6/21/99, at 11:28 a. m.
In Vol. M99 Page 24276
Linda Smith,
County Clerk Fee \$ 35 RR