

MTC 48464-LW
WARRANTY DEED

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WENDLING S. KESSLER AND BETTY KESSLER FORMERLY KNOWN AS BETTY EASTMAN, TRUSTEES OF THE W.S. KESSLER TRUST.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ERIN BENSON,

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 EASTERLY 25 FEET OF THE S1/2 OF LOT 330 AND ALL OF LOT 329 IN BLOCK 111 OF MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8333 HWY 140 EAST KLAMATH FALLS, OR 97603

Dated this 17th day of June, 1999.

TRUSTEES OF THE W. S. KESSLER TRUST

BY: Wendling S. Kessler TRUSTEE
WENDLING S. KESSLER

BY: Betty Kessler TRUSTEE
BETTY KESSLER

STATE OF Oregon

COUNTY OF Klamath

SS. June 17 19 99

Personally appeared the above named Wendling S. Kessler and

Betty Kessler as Trustees of the W.S. Kessler Trust

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Lisa Legget-Weatherby
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT48464-LW

Return to:

ERIN BENSON
8333 HWY 140 EAST
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 6/23/99, at 11:11 a.m.

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Linda Smith,

County Clerk

Fees \$30- KR