

1999 JUL 20 AM 11:35

MT 48345-LW
WARRANTY DEED

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/INDIVIDUALLY/
KENNETH J. KUGELMAN AND KENNETH L. KUGELMAN AND EDNA M. KUGELMAN, TRUSTEES OF
THE KUGELMAN FAMILY LIVING TRUST.,

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

KATHLEEN A. BENVENGO,

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:

LOTS 163 AND 164 IN BLOCK 31 OF FOURTH ADDITION TO NIMROD RIVER PARK,
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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 28575 KOOTENAI STREET, SPRAGUE RIVER, OR 97639
P.O. BOX 74

Dated this 16th day of July, 1999.

Kenneth J. Kugelman
KENNETH J. KUGELMAN

CHN
TRUSTEES OF THE KUGELMAN FAMILY TRUST
KUGELMAN

BY: Kenneth L. Kugelman TRUSTEE
KENNETH L. KUGELMAN

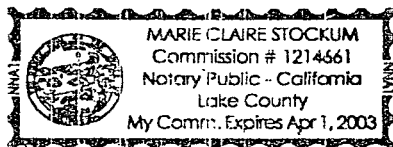
BY: Edna M. Kugelman TRUSTEE
EDNA M. KUGELMAN
CHN

STATE OF California
COUNTY OF Lake

SS. July 6 1999

Personally appeared the above named Kenneth J. Kugelman,
Kenneth L. Kugelman & Edna M. Kugelman

and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Marie Claire Stockum
Notary Public for California
My commission expires 4-1-2003

ESCROW NO. MT48345-LW

Return to:

KATHLEEN A. BENVENGO
28575 KOOTENAI STREET P.O. BOX 74
SPRAGUE RIVER, OR 97639

State of Oregon, County of Klamath
Recorded 7/20/99, at 11:35 a.m.
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Linda Smith,
County Clerk Fees 30-KL