

1999 AUG 30 PM 3:52

MTC 48831-MG
WARRANTY DEED

Vol. M99 Page 34963

JOSEPH BENSON and ERIN BENSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: BEN M. BORTZ AND PATRICIA L. BORTZ, HUSBAND AND WIFE AND DAVID A. NICHOLS AND KRISTINE L. NICHOLS, HUSBAND AND WIFE, ALL WITH THE RIGHTS OF SURVIVORSHIP, 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:

PARCEL 1: Lot 15 in Block 3 of CRES-DEL ACRES, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 16 in Block 3 of CRES-DEL ACRES, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 2407-007B0-05100-000

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 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 92507 Martin Lane Marcola OR 97454

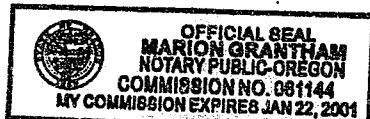
Dated this 30th day of Aug, 1999

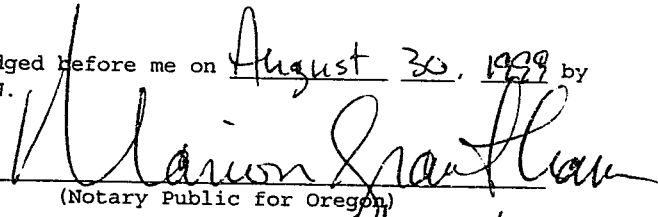

JOSEPH BENSON


ERIN BENSON

State of Oregon
County of

This instrument was acknowledged before me on August 30, 1999 by JOSEPH BENSON AND ERIN BENSON.




(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT48831-MG

Return to:

30 00 ✓
David A. Nichols
92507 Martin Lane
Marcola OR 97454

State of Oregon, County of Klamath
Recorded 8/30/99, at 3:52 p.m.
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Linda Smith,
County Clerk Fee\$ 30.00