

1999 DEC 30 PM 3:37



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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050685

AFTER RECORDING RETURN TO:
CHRISTOPHER C. CASSON
ANNALISA CASSON

5222 Hamedale Rd.
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 12/30/99, at 3:37 p.m.
In Vol. M99 Page 51388
Linda Smith,
County Clerk Fee \$ 50 -

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ARTHUR J. BENDER and JANE K. BENDER, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to
CHRISTOPHER C. CASSON and ANNALISA CASSON, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 125, RUNNING Y RESORT, PHASE 2 PLAT, in the County of
Klamath, State of Oregon.

Code 162, Map 3808-500, Tax Lot 900

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$65,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 28th day of December, 1999.

ARTHUR J. BENDER

JANE K. BENDER

STATE OF PENNSYLVANIA, County of Chester ss.

On December 29, 1999, personally appeared Arthur J. Bender
and Jane K. Bender, and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: Dorothy A. Cook
Notary Public for Pennsylvania
My Commission Expires: March 22, 2001

Notarial Seal
Dorothy A. Cook, Notary Public
Urichlan Twp., Chester County
M. Commission Expires Nov. 13, 2002
Member, Pennsylvania Association of Notaries

A/50-