



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051430

AFTER RECORDING RETURN TO:
Mr. and Mrs. William E. Erlei
P.O. Box 866
Chiloquin, OR. 97624

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

JAMES F. BENSON and JOANNA R. BENSON, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to
WILLIAM E. ERLEI and NADINE F. ERLEI, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

W.E.E.
N.E.E.

"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
\$12,000.00.

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 20th day of June, 2000.

James F. Benson
JAMES F. BENSON

Joanna R. Benson
JOANNA R. BENSON

STATE OF OREGON, County of Klamath)ss.

On June 22, 2000, personally appeared James F. Benson and
Joanna R. Benson who acknowledged the foregoing instrument to
be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

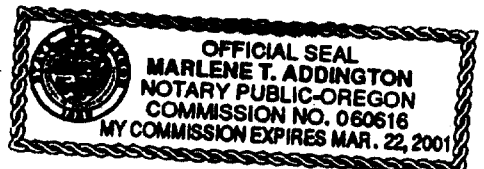


EXHIBIT "A"

22722

Lots 27 and 28, Block 4, ORIGINAL TOWN OF CHILOQUIN, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion of Lot 27 conveyed by instrument recorded May 26, 1983 in Volume M83 at Page 8277, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

The North 20 feet of Lot 27, Block 4, ORIGINAL CITY OF CHILOQUIN, in the County of Klamath, State of Oregon, being the 20 foot portion of Lot 27 that is parallel and adjacent to Lot 26 of said Block 4.

CODE 12 MAP 3407-34DD TL 4800
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State of Oregon, County of Klamath
Recorded 06/22/00, at 11:28 a.m.
In Vol. M00 Page 22721
Linda Smith,
County Clerk Fee\$ 26⁰⁰