

JOSEPH E. BENSON and ERIN P. BENSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MARK WINTERS,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT# 3809-032AA-06700

KEY# 413706

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 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 8123, KLAMATH FALLS, OR 97602

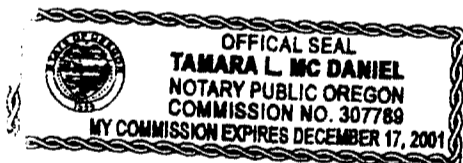
Dated this 10 day of 31, 2000.


JOSEPH E. BENSON


ERIN P. BENSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 31, 2000 by
JOSEPH E. BENSON AND ERIN P. BENSON.




(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT51840-TM

Return to:

MARK WINTERS
PO BOX 8123
KLAMATH FALLS, OR 97602

EXHIBIT "A" LEGAL DESCRIPTION

The Easterly 30 foot strip of land of Lot 8 in Block 49, NICHOLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 8, Block 49, NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence running 30 feet Westerly and parallel with Main Street of Klamath Falls, Oregon; thence running at right angles Southerly 113 feet; thence running at right angles Easterly 30 feet; thence running at right angles Northerly 113 feet to the place of beginning.

State of Oregon, County of Klamath
Recorded 11/01/00, at 4:5a.m.
In Vol. M00 Page 39827
Linda Smith,
County Clerk Fee\$ 26⁰⁰