

200 DEC -6 PM 3:21

mtc 52591-ms
WARRANTY DEED

Vol M00 Page 43869

FLORENCE M. AXELL,

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

JEREMY D. BENJAMIN and TONI J. BENJAMIN, husband and wife,

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
3909-009C0-00900-000 539769

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 69,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4246 TINGLEY LANE, KLAMATH FALLS, OR 97603

Dated this 5th day of Dec, 2000

Florence M. Axell
FLORENCE M. AXELL

BY Patricia M. Harter
PATRICIA M. HARTER, HER ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 5, 2000 by PATRICIA M. HARTER, AS ATTORNEY IN FACT FOR FLORENCE M. AXELL.

Marjorie A. Stuart
(Notary Public for Oregon)
My commission expires 12/20/02

ESCROW NO. MT52591-MS

Return to:
JEREMY D. BENJAMIN
4246 TINGLEY LANE
KLAMATH FALLS, OR 97603

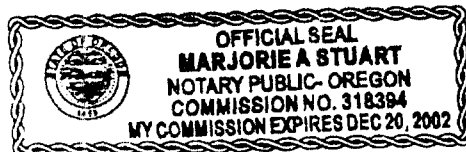


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Blocks 6 and 7 of EWAUNA PARK and portions of vacated Fir Street and the alley in said Blocks 6 and 7, more particularly described as follows:

Beginning at a point on the Easterly line of Lot 1 in said Block 7 of EWAUNA PARK which lies Southerly a distance of 18.0 feet from the Northeast corner of said Lot; thence Westerly at right angles to the Westerly line of Old Midland Road a distance of 138.0 feet; thence Northeasterly, parallel with the Westerly line of Old Midland Road a distance of 114.0 feet; thence Southeasterly, at right angles to the Westerly line of Old Midland Road, a distance of 138.0 feet to the Westerly line thereof; thence Southeasterly along said line a distance of 114.0 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 12/06/00, at 3:21 p m.
In Vol. M00 Page 43869
Linda Smith,
County Clerk Fee\$ 21⁰⁰