

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

ROYCE NEWCOMB, AN UNMARRIED MAN,

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# 3910-007A0-00502

KEY# 872712

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 **550,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: **975 Keith Dr., Roseville, CA 95661**

Dated this 20th day of December, 2000.

Joseph E Benson Jr by Susan Spratt
his attorney in fact
JOSEPH E. BENSON, JR.

Erin P. Benson by Susan Spratt her attorney in fact
ERIN P. BENSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 20, 2000 by
SUSANN SPRATT AS ATTORNEY-IN-FACT FOR JOSEPH E. BENSON, JR. & ERIN P. BENSON.



Kristil Redd
(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT52116-KR

Return to:

ROYCE NEWCOMB

975 Keith Dr.

Roseville, CA 95661

**AMENDED
EXHIBIT "A"
LEGAL DESCRIPTION**

Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

A tract of land situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North 71 degrees 16' 48" West 484.74 feet from the Southeasterly corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10 degrees 00' 00" East 347.80 feet, South 82 degrees 39' 00" East 112.57 feet and North 07 degrees 21' 00" East, 301.05 feet to the North line of said Lot 4; thence South 89 degrees 54' 00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00 degrees 01' 00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71 degrees 16' 48" East 177.06 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 12/28/00, at 3:14 p. m.
In Vol. M00 Page 46712
Linda Smith,
County Clerk Fee \$ 26⁰⁰