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MT54057-KR
WARRANTY DEED

Vol. M01 Page 26395

JOHN M. EDWARDS and DORENE RAE EDWARDS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CLINTON S. BENNETT and S. JACQUELINE BENNETT, as tenants by the entirety,
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 #3910-01000-00300	KEY #580847
ACCT #3910-01000-00300	KEY #595886
ACCT #3910-009AA-0500	KEY #592567

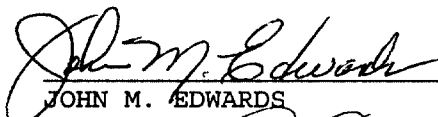
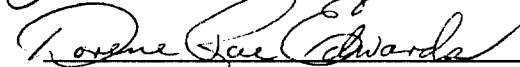
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 275,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 12223 LUPINE LANE, KLAMATH FALLS, OR 97603

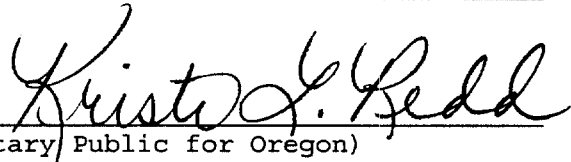
Dated this 4th day of June, 2001.


JOHN M. EDWARDS

DORENE RAE EDWARDS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 4, 2001 by JOHN
M. EDWARDS & DORENE RAE EDWARDS.




(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT54057-KR

Return to:
CLINTON S. BENNETT
12223 LUPINE LANE
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a 3/8 inch iron pin inside a 3/4 inch iron pipe marking the Northwest corner of said Section 10 which marks the point of beginning for this description; thence South 00 degrees 08' 00" West along the West Section line of said Section 10 a distance of 771.61 feet; thence leaving said Section line South 89 degrees 30' 57" East 1289.35 feet to a point on the East line NW1/4 NW1/4 of said Section 10; thence North 00 degrees 10' 54" West along said East line 771.63 feet to the North line of said Section; thence West along the North line of Section 10 to the point of beginning.

LESS AND EXCEPTING THEREFROM...

A tract of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 10; thence South 89 degrees 30' 57" East, along the North line of said Section 10, 200.00 feet to a 5/8 inch iron pin; thence South 00 degrees 08' 00" West 475.16 feet to a 5/8 inch iron pin; thence South 77 degrees 41' 24" West 204.80 feet to a 5/8 inch iron pin on the West line of said Section 10; thence North 00 degrees 08' 00" East 520.50 feet to the point of beginning, with bearings based on Survey No. 1718, as recorded in the office of the Klamath County Surveyor.

PARCEL 2

A tract of land situate in the NE1/4 NE1/4 NE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said NE1/4 NE1/4 NE1/4; thence North 89 degrees 58' 16" West, along the South line of said NE1/4 NE1/4 NE1/4, 18.65 feet to the centerline of a 30 foot wide private road easement; thence North 36 degrees 25' 51" West, along said centerline, 65.71 feet; thence North 53 degrees 34' 09" East, at right angles to said centerline 15.00 feet to a 5/8 inch iron pin on the Northeasterly edge of said private road easement; thence North 28 degrees 13' 20" East 97.16 feet to a 5/8 inch iron pin on the East line of said NE1/4 NE1/4 NE1/4; thence South 00 degrees 08' 00" West 147.38 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 06/05/01, at 3:14 p. m.
In Vol. M01 Page 26395
Linda Smith,
County Clerk Fee \$ 26.⁰⁰