

'01 JUN 11 PM3:20

mtc 54155-LW  
WARRANTY DEED

Vol M01 Page 27593

JENEVA K. BENSON and COUNG N. TRUONG, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ROBERTO VALENZUELA,

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:

PLEASE SEE ATTACHED EXHIBIT "A"

549945  
M-128710  
M-161872

3909-011AD-04800-00  
51776  
63567

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:

" TOGETHER WITH A 1979 CRNPT MOBILE HOME, PLATE #161872 VIN #WZFI913642824  
AND A 1971 FLTWD MOBILE HOME, PLATE #128710, VIN #9923877132, WHICH  
ARE SITUATED ON THE SUBJECT PROPERTY."

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 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 485 KLAMATH FALLS, OR 97601

Dated this 8 day of June, 2001.

Jeneva K. Benson  
JENEVA K. BENSON

Coung N. Truong  
COUNG N. TRUONG

State of Washington  
County of King

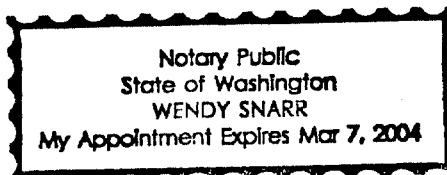
This instrument was acknowledged before me on June 8, 2001 by COUNG  
N. TROUNG AND JENEVA K. BENSON.

Wendy Snarr  
(Notary Public)

My commission expires march 7, 2004

ESCROW NO. MT54155-LW

Return to:  
ROBERTO VALENZUELA  
P.O. BOX 485  
KLAMATH FALLS, OR 97601



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lots 23 and 24 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southwesterly boundary of Lot 23 of Homedale which point is North 66 degrees 33' West, 360.5 feet from the most Southerly corner of said Lot 23; thence North 66 degrees 33' West, 102.45 feet to a point; thence North 22 degrees 15' East a distance of 295.7 feet to a point on the Northerly line of Lot 24; thence South 70 degrees 37' East along the Northeasterly boundary of Lot 24 and 23 to a point 309.92 feet Northeasterly of the point of beginning; thence South 16 degrees 58 1/2' West 309.92 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 06/11/01, at 3:20 p.m.  
In Vol. M01 Page 27593  
Linda Smith,  
County Clerk Fee \$ 26.00