

'01 DEC 7 PM 3:17

MTG 55870-TM
WARRANTY DEED

Vol. M01 Page 62567

CLAIR M. MARTIN,

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

TERRY BENNETT,

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:

Lot 482 in Block 114 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT#3809-033AC-09700

KEY#480615

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 \$ 34,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 125 North 9th St., Klamath Falls, OR 97601

Dated this 7 day of December 2001.

X CLAIR M. MARTIN
CLAIR M. MARTIN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 7, 2001 by CLAIR M. MARTIN.

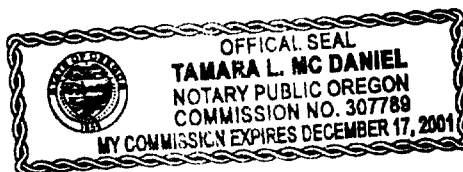
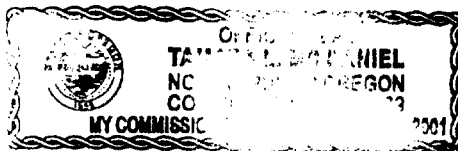
Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT55870-TM

Return to:

TERRY BENNETT
125 N. 9th Str.
Klamath Falls, OR 97601



State of Oregon, County of Klamath
Recorded 12/07/01 3:17 p. m.
Vol M01, Pg 62567
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1