



MT 57742-LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TERRY BENNETT

630 N. 5TH ST. 125 North Ninth
KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
the following address:

TERRY BENNETT

630 N. 5TH ST. 125 N. 9th
KLAMATH FALLS, OR 97601

Escrow No. MT57742-LW

Title No. _____

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State of Oregon, County of Klamath

Recorded 08/23/2002 3:05 p. m.

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Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

'02 AUG 23 PM3:05

WARRANTY DEED

JOSEPH J. CARSON,

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:

Lots 1 and 2 in Block 4 of LENOX, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

3909-007CA-09700-000

537262

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:

"SUBJECT TO A TRUST DEED DATED MAY 18, 2001 AND RECORDED MAY 30, 2001 IN
VOLUME M01, PAGE 24900, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON,
IN FAVOR OF FLEET NATIONAL BANK AND SUBSEQUENTLY ASSIGNED TO WASHINGTON
MUTUAL, AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME
NOR PAY THIS TRUST DEED AND ABOVE NAMED GRANTOR AGREES TO HOLD THE
GRANTEE HARMLESS THEREFROM.

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.

The true and actual consideration for this conveyance is \$ 41,000.00.

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.

Dated this 20th day of August, 2002

JOSEPH J. CARSON

State of Oregon
County of

This instrument was acknowledged before me on August 20, 2002 by
JOSEPH J. CARSON.

(Notary Public for Oregon)

My commission expires August 29, 2003

