

04 JAN 12 PM 3:15

NTC - 63564 MS



Vol M04 Page 01557

After recording return to:
FREDERICK K. IRVIN

7785 HIGHWAY 66
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 01/12/2004 3:16 p m
Vol M04 Pg 1557-58
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

FREDERICK K. IRVIN
7785 HIGHWAY 66
KLAMATH FALLS, OR 97601

Escrow No. MT63564-MS

STATUTORY WARRANTY DEED

JAMES F. BENSON and JOANNA ^{R.} BENSON, as tenants by the entirety, Grantor(s) hereby convey and warrant to FREDERICK K. IRVIN, AS TO AN UNDIVIDED 20% INTEREST and ALICE L. IRVIN, AS TO AN UNDIVIDED 80% INTEREST, AS TENANTS IN COMMON, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

498170

3809-023BO-00700

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$100,000.00.

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 07 day of JAN 04.

(X) James F. Benson
(X) Joanna R. Benson
R. B.

STATE OF CALIFORNIA }

COUNTY OF Santa Cruz } ss.

On January 7th, 2004 before me, Summer Madden personally appeared JAMES F. BENSON and JOANNA ^{R.} BENSON personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies) and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Summer Madden



76.10 am

EXHIBIT "A"
LEGAL DESCRIPTION

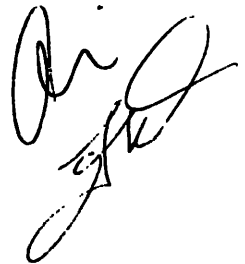
01558

All that part of the NE1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of a line running North and South and distance from the West line of said NE1/4 NW1/4 750 feet Easterly and the North line of the Klamath-Keno Road or Highway; thence North and parallel with the West line of said NE1/4 NW1/4 a distance of 330 feet; thence Northeasterly and parallel with said line of highway to an intersection with a line running North and South and parallel with said West line of said NE1/4 NW1/4 and distance therefrom 882 feet; thence South on said North and South line a distance of 330 feet to the North line of said highway; thence West on said line of highway to the point of beginning.

Account No.: 3908-023BO-00700-000

Key No.: 498170

A handwritten signature in black ink, appearing to be 'A. J. Smith', is located on the right side of the page.