

4798

VOL. 117 PAGE 11474

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That C. O. CARLSTROM and LOUISE CARLSTROM

to grantor paid by M. A. BENEDICT and DORRIS BENEDICT, hereinafter called the grantor, for the consideration hereinafter stated,

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Tract Lots 228, 229 and 230, Tract B & C, FRONTIER TRACTS, Klamath County, Oregon, according to the official plat thereof,

SUBJECT TO:

Taxes for the fiscal year 1970-71;  
Reservation that no commercial enterprise or enterprises shall be operated on the above-described real property.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except as hereinabove stated,

grantor will warrant and forever defend the above granted 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 paid for this transfer, stated in terms of dollars, is \$2,050.12.  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).<sup>Ⓢ</sup>

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 21st day of December, 1970

C. O. Carlstrom  
Louise A. Carlstrom

NEVADA  
STATE OF ~~NEVADA~~ County of City of Carson City  
Personally appeared the above named

December, 1970

C. O. CARLSTROM and LOUISE CARLSTROM  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public — State of Nevada  
Carson City  
My Commission Expires Dec. 2, 1973

Before me: Mary J. Snooks  
Notary Public for ~~Nevada~~ Nevada  
My commission expires 12/2/73

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

# WARRANTY DEED

C. O. CARLSTROM and LOUISE CARLSTROM  
TO  
M. A. BENEDICT and DORRIS BENEDICT

AFTER RECORDING RETURN TO

Burgoyne & Thompson  
731 Main  
City

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 31st day of DECEMBER, 1970, at 10:37 o'clock AM., and recorded in book M 70 on page 11474 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Glenn Dugan Deputy

FFE \$1.50

RECORDING  
FILED FOR RECORDING USE  
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To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except

grantor will warrant and forever defend the above granted 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 paid for this transfer, stated in terms of dollars, is \$2,050.12.  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).  
In construing this deed and where the context so requires, the singular includes the plural.