

12091

WARRANTY DEED

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4655

KNOW ALL MEN BY THESE PRESENTS, That

WARREN R. BEESON and BARBARA BEESON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CLIFFORD M. BENNETT and LINDA L. BENNETT, husband and wife

, hereinafter called

the grantee, 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:

Lot 1, Block 1, FIRST ADDITION to TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Statutory powers, including power of assessment, of South Suburban Sanitary District.
2. Statutory powers, including power of assessment, of Klamath Irrigation District.
3. Building setback line 20' from Gary St. and 15' from Memorie Lane as shown on plat.
4. Public utilities easement along rear lot lines as shown on dedicated plat.
5. Reservations as contained in plat dedication.
6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including terms and provisions thereof, recorded October 5, 1959 in Volume 316, page 326, and amended by instrument recorded September 29, 1961 in Volume 332, page 660, all Deed Records of Klamath County, Oregon.

(If space insufficient, continue description on reverse side)

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 set forth above

and that

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 paid for this transfer, stated in terms of dollars, is \$ 24,700.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the consideration (indicate which) (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of April, 1976 ;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.(If executed by a corporation,
affix corporate seal)Warren R. Beeson
Warren R. BeesonBarbara Beeson
Barbara Beeson

STATE OF OREGON,

STATE OF OREGON, County of

) ss.

County of Klamath

April 2, 1976

Personally appeared

and

who, being duly sworn,

Personally appeared the above named
Warren R. Beeson and
Barbara Beesoneach for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary ofand acknowledged the foregoing instru-
ment to be their voluntary act and deed.and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)(OFFICIAL
SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 8-12-77

My commission expires:

BEESON

GRANTOR'S NAME AND ADDRESS

BENNETT

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clifford M. and Linda L. Bennett
4360 Memorie Lane
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

State of Oregon D.V.A.
1225 Ferry St. S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of

I certify that the within instru-
ment was received for record on the
day of , 19at o'clock M., and recorded
in book on page or as
file/reel number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By Deputy