

12065

KNOW ALL MEN BY THESE PRESENTS, That JOHN W. FRANKS and ETHELYN L. FRANKS,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD A. BENDER and  
LUCILLE B. BENDER, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The West half of Lot 18 in Block 1 of FIRST ADDITION to ALTAMONT ACRES, according to  
the official plat thereof on file in the office of the County Clerk, Klamath County,  
Oregon.

SUBJECT TO:

1. Rules, regulations and powers of assessment of South Suburban Sanitary District  
and Klamath Irrigation District.
2. Reservations contained in Deed recorded March 25, 1927 in Volume 74, page 469,  
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 \$

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole 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 23rd day of March, 19 76;  
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.

John W. Franks  
John W. Franks

Ethelyn L. Franks  
Ethelyn L. Franks

STATE OF OREGON, ) ss.  
County of Klamath, )  
19 76

Personally appeared \_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of \_\_\_\_\_

a corporation,  
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

My commission expires:

November 2, 1976

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. & Mrs. Harold A. Bender  
Route 1, Box 605 B  
Klamath Falls, Oregon 97601

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

Mrs. & Mrs. Harold A. Bender  
Route 1, Box 605 B  
Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
9th day of APRIL, 19 76,  
at 3:29 o'clock P.M., and recorded  
in book M 76 on page 5038 or as  
file/reel number 12365

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

Recording Officer

Deputy

FEE \$ 3.00