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STEVENSON LAW PUBLISHING CO., PORTLAND, OREGON

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35608

WARRANTY DEED

Vol. 77 Page 17025-9

KNOW ALL MEN BY THESE PRESENTS, That FREDERICK K. SMITH, JR. and LISA F. SMITH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL DAN BENTON and PATRICIA ANN BENTON, 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 24, EXCEPTING the Northeasterly 1 foot thereof, in KENNICOTT COUNTRY ESTATES.

(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 covenants, conditions, plat restrictions, reservations, right, rights of way, Enterprise Irrigation, South Suburban Sanitary District and easements now of record

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 \$ 29,900.00

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 12 day of SEPTEMBER, 1977, 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)

Frederick K. Smith, Jr. by
Lisa F. Smith his Attorney
Lisa F. Smith in Fact

STATE OF OREGON

STATE OF OREGON, County of

County of Klamath

September 12, 1977

Personally appeared the above named Frederick K. Smith, Jr., and Lisa F. Smith

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 4/24/81

Personally appeared _____ and _____ who, being duly sworn, 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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

191 First Fed
540 Main

NAME, ADDRESS, ZIP

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

Michael Benton
5884 Estate Dr.

NAME, ADDRESS, ZIP

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the

13th day of September, 1977,

at 11:27 o'clock A.M., and recorded in book M77 on page 17025 or as

file/reel number 35608

Record of Deeds of said county.

Witness my hand and seal of County affixed:

Wm. D. Milne

Recording Officer

Fee \$3.00

By Benita S. Fitch Deputy