

36379

FORM No. 633-1—WARRANTY DEED

MTC 1670-4100

Vol. 77 Page 18153

1967 SR

KNOW ALL MEN BY THESE PRESENTS, That JAMES R. GOLDEN and BARBARA GOLDEN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT M. BENSON and BONNIE A. BENSON, 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 7 of KENNICOTT COUNTRY ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable.
2. Statutory powers, including the power of assessment of Enterprise Irrigation Dist.
3. Statutory powers, including the power of assessment of So. Suburban Sanitary Dist.
4. Building set-back shown on dedicated plat.
5. Drainage and irrigation easement shown on dedicated plat.
6. Restrictions shown on dedicated plat.
7. Conditions and restrictions, imposed by instrument recorded April 15, 1960 in Vol. 14, page 45, Misc. Records of Klamath County.

(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 THOSE AS SET FORTH ABOVE

and that 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 \$31,900.00

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.

WITNESS grantor's hand this 26th day of September, 1977

Barbara Golden
James R. Golden

STATE OF OREGON, County of Klamath, ss. September 26, 1977
Personally appeared the above named James R. Golden and Barbara Golden, husband and wife,

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

(OFFICIAL SEAL)

Before me, *Marlene D. Addington*
Notary Public for Oregon
My commission expires 3-22-81

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.

GOLDEN

GRANTOR'S NAME AND ADDRESS
BENSON

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Robert M. Benson
215 North Eldorado Avenue
Klamath Falls, Oregon 97601

NAME ADDRESS ZIP

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

Dept. of Veteran's Affairs
1225 Ferry St. S. E.
Salem, Oregon 97310

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 27th day of September, 1977, at 3:21 o'clock P.M., and recorded in book M77 on page 18153 or as file/reel number 36379.

Record of Deeds of said county.

Witness my hand and seal of County attixed.

Wm. D. Milne

Recording Officer

By *Kazuo Dazie* Deputy

Fee \$3.00