

37969

WARRANTY DEED

Vol. 77 Page 20563

KNOW ALL MEN BY THESE PRESENTS, That T. MICHAEL BESSONETTE and ELEANOR E. BESSONETTE, husband and wife - - - hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BENJAMIN K. SELLERS and BETTY J. SELLERS 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 12 in Block 2 of Green Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Right of Way for pole line, including the terms and provisions thereof, given by J. W. Whiteline to The California Oregon Power Company by deed dated September 9, 1946, recorded in Deed Volume 197, page 413, records of Klamath County, Oregon.
2. Easement, including the terms and provisions thereof, to R. P. Breitenstein, et ux, dated March 31, 1950, recorded in Deed Volume 237, page 641.
3. Right of Way, given to the California Oregon Power Company dated January 16, 1957, in Deed Volume 289, page 225.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (continued on reverse)

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 reservations, restrictions, rights of way of record, those apparent on the land, and that which is stated above and on the reverse of this document.

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 \$43,900.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of 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 26th day of October, 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)

STATE OF OREGON,

County of Klamath

October 26th, 1977

Personally appeared the above named

T. Michael Bessonette and Eleanor E. Bessonette

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/30/81

STATE OF OREGON, County of _____) ss.

_____, 19____.

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 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)

Notary Public for Oregon

My commission expires:

T. Michael and Eleanor Bessonette

GRANTOR'S NAME AND ADDRESS

Benjamin K. and Betty J. Seller
5336 Primrose
Klamath Falls, Oregon 97601

After recording return to:

Klamath First Federal Savings
540 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Benjamin K. and Betty J. Seller
5336 Primrose
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
day of _____, 1977,

at _____ 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.

WM. D. MILNE

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

20564

Subject to:

4. These premises are within the boundaries of Green Acres Improvement District, and are subject to rules and regulations, levies, assessments thereof, if any.
5. Reservations, building restrictions, rights, conditions, and easements as shown on the plat and in the dedication of Green Acres.
6. Dedication of Restrictive Covenants, including the terms and provisions thereof, recorded July 24, 1970 in Microfilm records on page 6147, records of Klamath County, Oregon.

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STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO
this 26th day of OCTOBER A. D. 19 77 at 3:45 o'clock P.M., and
fully recorded in Vol. M77, of DEEDS on Page 20563
FEE \$ 6.00

Wm D. MILNE, County Clerk
By Bernard H. Jetch