

1-1-74

45836

WARRANTY DEED

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4

KNOW ALL MEN BY THESE PRESENTS, That ROBERT M. BENSON and BONNIE A. BENSON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLOTTE I. HULME, 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. Rules, regulations and statutory powers of Enterprise Irrigation District.
2. Rules, regulations and statutory powers of South Suburban Sanitary District.
3. A 20 foot building setback from street as shown on dedicated plat.
4. An 8 foot drainage and irrigation easement along the rear of lot as shown on dedicated plat.
5. Restrictions as shown on plat dedication.
6. Conditions and restrictions, recorded April 15, 1960 in Volume 14, page 45.
7. Mortgage, in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded September 27, 1977 in Volume M77, page 18154, which grantee herein agrees to assume and pay according to the terms and conditions as contained therein.

(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 those apparent upon the land

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 \$32,660.82

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ② (The sentence between the symbols ①, 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 21st day of March, 1978; 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)

Robert M. Benson  
Bonnie A. Benson

STATE OF OREGON, )  
County of Klamath ) ss.  
April 5, 1978

STATE OF OREGON, County of ) ss.  
1978

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

Personally appeared the above named  
Robert M. Benson and Bonnie A. Benson,

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

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.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Before me:  
Lily Lynn Blum

Notary Public for Oregon

My commission expires: 6-16-81

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charlotte I. Hulme

5875 Winter  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs

1225 Ferry St. S. E.

Salem, OR 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of April, 1978, at 3:47 o'clock P. M., and recorded in book M78 on page 6576 or as file/reel number 45836.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Br. Benetha J. Felch Recording Officer  
Deputy

Fee \$3.00