

50958

6653-M
WARRANTY DEEDVol. M78 Page **14063**

KNOW ALL MEN BY THESE PRESENTS, That ALBERT E. MINNICK and ANDREA E. MINNICK,
husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD C. BENSON
and PATRICIA A. BENSON, husband and wife
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 Southerly 20 feet of Lot 1 and all of Lot 2, EXCEPT the Southeasterly 10 feet
thereof in Block 3 of SUNSET VILLAGE, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of Sunset Village Lighting District.
2. Regulations of South Suburban Sanitary District.
3. Regulations of Enterprise Irrigation District.
4. Building setback line 20 feet from street as shown on dedicated plat.
5. Utility easement as shown on dedicated plat.
6. Reservations as contained in plat dedication.
7. Covenants, conditions and restriction imposed by instrument recorded May 29,
1967 in Volume M67, page 4004.

(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 apparent upon the land,

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 \$ 46,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 29th day of June, 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)

Albert E. Minnick
Andrea E. Minnick

STATE OF OREGON,)
County of Klamath) ss.
June 29, 1978

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)

Before me:

Notary Public for Oregon

My commission expires: 8-23-81

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Howard C. & Patricia A. Benson
5810 Harlan Drive
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
29th day of June, 1978,
at 3:12 o'clock P.M., and recorded
in book M78 on page 14063 or as
file/reel number 50958

Record of Deeds of said county.

Witness my hand and seal of
County affixed.Wm. D. Milne

By [Signature] Recording Officer
Deputy

Fee \$3.00