

WARRANTY DEED

Vol. M78 Page 26067

KNOW ALL MEN BY THESE PRESENTS, That **DAVID RICHARD MONGAR** and **JUANITA CAROLYN MONGAR**, husband and wife, hereinafter called the grantor for the consideration hereinafter stated, to grantor paid by **ROBERT and SHERAL BENJAMIN**, 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 appertaining, situated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

Lot 6, Block 15, City of Merrill, Klamath County, Oregon; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, executed by David Richard Mongar and Juanita Carolyn Mongar, husband and wife, as grantors, to Klamath County Title Company, as trustee, for Frances G. Fox and Margaret Mary White, as beneficiaries, dated January 9, 1976, recorded January 12, 1976, in Volume M76, page 486, Microfilm Records of Klamath County, Oregon, to secure the sum of \$5,850.00; and easements, restrictions and rights-of-way of record and those apparent on the land.

(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

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 \$ 7,500.00

However, the actual consideration consists of or includes all property or value given or promised by the grantee to the grantor, whether or not stated in the foregoing, and the grantor hereby acknowledges the same as part of the consideration.

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 30th day of October, 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)

STATE OF OREGON, MontanaCounty of Silver BowNovember 14, 1978STATE OF OREGON, Montana County of Silver Bow) ss.

Personally appeared

and

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

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)

Notary Public for Oregon
My commission expires:Notary Public for Oregon
My commission expires: Nov. 3, 1980

David R. and Juanita C. Mongar
1008 Longfellow
Butte, Mont. 59701

GRANTOR'S NAME AND ADDRESS
Robert D. and SHERAL Benjamin
101 Narain Crt.
Oregon City, OR 97045

After recording, return to:

KCTO

NAME, ADDRESS, ZIP

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

Robert D. and SHERAL Benjamin
101 Narain Crt.
Oregon City, OR 97045

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 17th day of November, 1978, at 3:22 o'clock P. M., and recorded in book M78 on page 26067 or as file/reel number 58594

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernice Schuch Deputy

Fee \$3.00