

71362

WARRANTY DEED

Vol. 79 Page 17858

KNOW ALL MEN BY THESE PRESENTS, That LEWIS MFG. CO., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY WAYNE BENTON

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:

S $\frac{1}{2}$ of Lot 10 and the N. 120.7 feet of Lot 11, ALTAMONT RANCH TRACTS, according to the supplemental plat of said tracts filed March 18, 1912, more particularly described as follows: Beginning on the W. line of Lot 11, 120.7 feet South from the NW corner of said Lot 11; thence E. and parallel to the South line of Lot 11 to the East line thereof; thence North along the East line of Lots 11 and 10, 285.2 feet; thence West on the East and West center line of Lot 10 to the West line thereof; thence South 285.2 feet, more or less, to the point of beginning. ALSO Tract 9, ALTAMONT RANCH TRACTS, EXCEPTING the N. 30 feet thereof in Laverne Avenue, & EXCEPTING the portion thereof described in deed to I. L. Larkey, recorded Jan. 30, 1948, in Book 216, Page 265, Deed Records of Klamath County, Oregon, ALSO EXCEPTING the portion thereof described in deed to Earl J. Stancoff recorded January 27, 1948, in Book 216, Page 189 Deed Records of Klamath County, Oregon, and

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued 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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on 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 \$ 138,000.00

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 31st day of March, 1979; 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.

LEWIS MFG. CO.

By:

By:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

ss.

, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath March 31, 1979 ss.

Personally appeared LARRY WAYNE BENTON and MARIAN E. LEWIS 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 _____

LEWIS MFG. CO.

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:

Notary Public for Oregon

My commission expires: 11-24-81

(OFFICIAL SEAL)

LEWIS MFG. CO.

2200 South Sixth Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

LARRY WAYNE BENTON

5616 South Sixth Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

LARRY WAYNE BENTON

c/o D. L. Hoots

2261 S. 6th Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

LARRY WAYNE BENTON

5616 South Sixth Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____

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.

Recording Officer

By _____

Deputy

SPACE RESERVED FOR RECORDER'S USE

ALSO EXCEPTING that portion deeded to Bronley and recorded November 27, 1967, in Deed Volume M-67, Page 9120.

ALSO the N¹/₂ of Lot 10, ALTAMONT RANCH TRACTS, EXCEPTING THEREFROM any portion of said premises lying within the county road along the West side of said premises.

SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. (2) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (3) Right of way, including the terms and provisions thereof, executed by I. L. Larkey, et al, and The California Oregon Power Company, a California corporation, dated September 3, 1946, recorded September 21, 1946, in Volume 196, Page 75, Deed Records of Klamath County, Oregon. (4) EXCEPTING that parcel of land conveyed to the State Highway Commission by I. L. Larkey in Deed Volume M-65, Page 1754, recorded September 8, 1965, and by Opal W. Larkey in Deed Volume M-65, Page 1834, recorded September 17, 1965. (5) Rights of the public in and to any portion of said premises lying within the limits of roads and highways. (6) Mortgage dated February 1, 1972, given by Fred A. Lewis to Isaac Farand Larkey, et al, to secure a note of even date in the principal amount of \$37,500.00. (7) Rules, regulations and assessments of South Suburban Sanitary District.

STATE OF OREGON,
County of Klamath)

Filed for record ~~EXEMPT~~

on this 27th day of July A.D. 19 79
at 10:14 o'clock A M, and duly
recorded in Vol. M 79 of DEEDS
Page 17850

Wm D. MILNE, County Clerk

By Flag Day Deputy

Fee \$ 6.00