

## WARRANTY DEED



hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL O. BENSON and CATHY J. BENSON, 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:

SUBJECT TO: Taxes for the year 1979-80 which are now a lien but not yet payable; Charges and assessments of the City of Klamath Falls for monthly water and/or sewer service; Reservations and restrictions contained in the dedication of Tract 1145, Nob Hill, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights; Conditions and restrictions of Nob Hill Subdivision, Tract 1145, recorded April 18, 1978, in Volume M78, page 7560, Microfilm Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

(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 above set forth,

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.

① 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).<sup>②</sup> (The sentence between the symbols<sup>③</sup>, 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 the plural includes the singular and the masculine includes the feminine and the changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

Witness my hand and seal this 4th day of September, 1979.

In Witness Whereof, the grantor has executed this instrument this 4th day of September, 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.

OWENS DEVELOPMENT CO.

OWENS DEVELOPMENT CO

By x J. B. Owens Pres  
By x E. Marie Owens, Sec

STATE OF OREGON, )  
County of ..... ) ss.  
..... 19.....

STATE OF OREGON, County of Klamath ss  
September 5, 1979

September 9, 1944

Personally appeared J. Bruce Owens and  
E. Marie Owens, who, being duly sworn,  
and herself  
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 Owens Develop-  
ment Co., a corporation,

Personally appeared the above named.....

\_\_\_\_\_ and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

Before me: \_\_\_\_\_  
 (OFFICIAL SEAL)  
 Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

Before me: James D. Drake (OFFICIAL SEAL)  
Notary Public for Oregon 10-25-82  
My commission expires:

Owens Development Co.  
520 Klamath Ave.,  
Klamath Falls, Oregon 97601

Daniel O. and Cathy J. Benson  
7136 Rosaria Place  
Klamath Falls, Oregon 97601

**After recording return to:**

REFS4L  
540 MAIN

NAME, ADDRESS, ZIP

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

DANIEL BENDSOD  
7136 ROSARIA PL.  
K. F. O.

NAME ADDRESS, ZIP

STATE OF OREGON, }  
County of Klamath } ss

I certify that the within instrument was received for record on the 6th day of September, 1979, at 12:14 o'clock P.M., and recorded in book/reel/volume No. M79 page 21289 or as document/fee/file/instrument/microfilm No. 73563  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Mr. D. Milne  
NAME TITLE  
By Kenneth H. Hirsch Deputy

**Fee \$3.50**