

1-1-74

WARRANTY DEED

Vol. 1780 Page 14269

87638  
KNOW, ALL MEN BY THESE PRESENTS, That IDA L. SPIRES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE BENEDICT and CARMELITA BENEDICT, 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:

(See attached Exhibit A for legal description)

(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 listed on attached Exhibit A

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 \$17,500.00.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ① (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 31st day of July, 1980; 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.

Ida L. Spires  
IDA L. SPIRES

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
July 31, 19 80

Personally appeared the above named  
Ida L. Spires

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2/1/81

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 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:

Spires

GRANTOR'S NAME AND ADDRESS

Benedict

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dean Mason  
2500 Lindley Way  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Bruce Benedict  
466 St. Francis Street  
Redwood City, CA 94064

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book/roll/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

"EXHIBIT A"

14270

LEGAL DESCRIPTION:

Lot 31, LOMA LINDA HEIGHTS, in the County of Klamath, State of Oregon, LESS AND EXCEPTING the following described portion:

Beginning at the Northeast corner of said Lot 31; thence South 0° 40' West along the Easterly line of said Lot, a distance of 86.23 feet to the Southeasterly corner of that certain parcel described in Deed from John F. Glubrecht and Leah B. Glubrecht to Floyd E. Holt and Mary M. Holt, dated March 24, 1961, recorded March 28, 1961, on Page 237 of Volume 328 of Deed Records; thence South 68° 45' West, parallel with the Northerly line of said Lot 31, to the Westerly line of said Lot, said point being on the Easterly line of Loma Linda Drive; thence Northwesterly, along the Westerly line of said Lot, to the Northwesterly corner thereof; thence North 68° 45' East along the Northerly line of said Lot 31, a distance of 145.5 feet to the point of beginning.

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Loma Linda Heights.

2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded : August 5, 1955 Book: 276 Page: 330  
Amended : January 5, 1956 Book: 280 Page: 263

3. An easement created by instrument, including the terms and provisions thereof,

Dated : October 17, 1956  
Recorded : October 23, 1956 Book: 287 Page: 400  
In favor of : The California Oregon Power Company, a  
California Corporation  
For : Electric transmission line

4. Taxes for the year 1980-81 are now a lien but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 31st day of July A. D. 1980 at 3:51 clock P. M., in

duly recorded in Vol. M80, of Deeds on Page 4269

Wm D. MILNE, County Clerk

By Bernetha A. Hetch

Fee \$7.00