

KNOW ALL MEN BY THESE PRESENTS, That GUY EDWARD BENNETT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS E. GOLDEN and JUDY GOLDEN, husband and wife, and SYBLE GOLDEN, 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:

Lot 9 in Block 15, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
 2. Reservations as contained in plat dedication.
 3. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
 4. Subject of a utility easement 16 feet along rear lot line and 8 feet along East lot line as shown on dedicated plat.
- Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated: 6/27/80, Recorded: 6/27/80, Volume M80, page 11880, Microfilm Records of Klamath County, Oregon, Amount: \$55,100.00.

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 stated above and those apparent upon the land, if any, as of the date of this deed.

Mortgagor: Guy Edward Bennett and Andrea Karen Bennett, husband and wife, Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs. and that the above named Grantee hereby agrees to assume and pay above mortgage, and 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 \$63,500.00.

However, the actual consideration contained in or included in the above recited value given or promised which is the whole consideration (indicate which) if 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 May, 1981; 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)

Edward Silling as attorney-in-fact for
Guy Edward Bennett
EDWARD SILLING as attorney-in-fact for
GUY EDWARD BENNETT

STATE OF OREGON, } ss.
County of Klamath
May 29, 1981

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:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Personally appeared the above named
EDWARD SILLING as attorney-in-fact
for GUY EDWARD BENNETT

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

Notary Public for Oregon
My commission expires: 6/19/83

Mr. Guy Edward Bennett
4981 Laurelwood
K Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Thomas E. Golden and Syble Golden
4981 Laurelwood
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of May, 1981, at 1:46 o'clock P.M., and recorded in book M81 on page 9574 or as file/reel number 144, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By _____ Deputy

Fee \$3.50