

MTL 11263

11872

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. MR Page 6149

KNOW ALL MEN BY THESE PRESENTS, That JOHN BENEDETTI and CAROL BENEDETTI, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN D. EWING and BARBARA C. EWING

hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A one-half undivided interest in the following:
Lot 27 of RIVERS BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an easement for road purposes situated in the N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 20, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows: A 60 foot wide strip of land measured a right angles to and lying along the South line of the N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 20 from the Easterly right of way line of River's Drive, as set out in the Recorded plat of River's Bend, a platted prortion of Klamath County, Oregon, to the Easterly line of the SW $\frac{1}{4}$ of said Section 20.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.
And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted on the attached Exhibit A and those of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed 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 \$3,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated which.~~ (The sentence between the symbols \circ , 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 13th day of May, 1982; 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)

John Benedetti
John Benedetti
Carol Benedetti
Carol Benedetti

STATE OF CALIFORNIA

COUNTY OF San Mateo

On May 13, 1982

State, personally appeared John Benedetti and Carol Benedetti before me, the undersigned, a Notary Public in and for said

to be the person S whose names S and subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Darlene J De Lisle



John and Carol Benedetti
14 Bloomfield Road
Burlingame, CA 94010

GRANTOR'S NAME AND ADDRESS

John D. and Barbara C. Ewing
P.O. Box 96
Meridian, CA 95957

GRANTEE'S NAME AND ADDRESS

After recording return to:
John D. and Barbara C. Ewing
(same as above)

NAME, ADDRESS, ZIP

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

John D. and Barbara C. Ewing
(Same as above)

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 / 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

EXHIBIT A

Lot 27 of RIVERS BEND is conveyed subject to the following:

1. Reservations set out in Land Status Report recorded in Volume 311, page 570, Deed Records of Klamath County, Oregon.
2. A 25 foot building setback line from River's Drive, as set forth on dedicated plat.
3. A 5 foot building setback line along the side lines as set forth on dedicated plat.
4. A 20 foot public utilities easement along the rear lot line as set forth on dedicated plat.
5. Reservations as contained in plat dedication.
6. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.
7. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Modoc Point Irrigation District.
8. Grant of Right of Way, including the terms and provisions thereof,
Dated: November 28, 1962
Recorded: Volume 345, page 242, Deed Records of Klamath County,
Oregon
In Favor Of: Pacific Power & Light Company
For: Utilities
Affects: The Northeasterly 5 feet of Lot 27
9. Reservations, restrictions and easements, including the terms and provisions thereof, as contained in instrument recorded September 22, 1965 in Volume M65 at page 1885, Microfilm Records of Klamath County, Oregon, Ray E. Dingman and LaCele Dingman, husband and wife as grantors and John Benedetti and Carol Benedetti, husband and wife as grantees.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 19 day of May A.D. 19 82 at 9:24 o'clock A.M. in
duly recorded in Vol. M 82 of Deeds on p.c. 6149

Fee \$8.00

EV. LYN BIEHN County Clerk

By Joyce M. Biehn