

1-1-74

WARRANTY DEED—SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS RAY BENTON

for the consideration hereinafter stated to the grantor paid by MICHAEL B. CAMPBELL and BONNIE K. HOLIANDER, hereinafter called the grantor, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

The South ½ of Lot 20, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Easement for road purposes across the West 30 feet of the above described parcel as contained in Deed recorded Novemner 26, 1943 in Volume 160, page 153, Deed Records of Klamath County, Oregon.

(for continuation of this description, see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$40,200.00. 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 24 day of June, 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)

x Douglas Ray Benton
Douglas Ray Benton

STATE OF OREGON, PENNSYLVANIA

County of Bucks ss.

June 24, 1982

Personally appeared the above named

Douglas Ray Benton

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon Pennsylvania

My commission expires NOV. 7, 1985

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____

_____ 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)

Douglas Ray Benton

GRANTOR'S NAME AND ADDRESS

Michael Campbell & Bonnie Hollander
P.O. Box 791
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:
Campbell & Hollander

As above

NAME, ADDRESS, ZIP

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

As above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/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.

By _____ Deputy

P. 8603

(continued from front side)

3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: February 13, 1981

Recorded: February 13, 1981

Volume: M81, page 2544, Microfilm Records of Klamath County, Oregon

Amount: \$6,500.00

Grantor: Douglas Ray Benton

Trustee: William L. Sisemore

Beneficiary: Town and Country Mortgage and Investment Co., an Oregon corporation

The beneficial interest under said Trust Deed was assigned by instrument

Dated: February 17, 1981

Recorded: February 17, 1981

Volume: M81, page 2726, Microfilm Records of Klamath County, Oregon

To: Theodore B. Bingham or Gladys H. Bingham

which grantee herein does not assume and agree to pay, and grantor further covenants to and with grantee that the said prior Trust Deed and the note it secures shall be paid in full prior to or at the time the grantee's Trust Deed and note to grantor is fully paid.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

This 8 day of July A.D. 1982 at 4:30 o'clock p.m.
duly recorded in Vol. M 82, of Deeds on Page 8602

Fee \$8.00

By *Joyce McElroy* EVELYN B. BERN, County Clerk