

KNOW ~~1989~~ BY THESE PRESENTS, That TAMARA RICKBEIL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ~~LARRY WAYNE BENTON~~, 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:

All of Lot 1, Block 2, Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, EXCEPTING the Southerly 175.00 feet, ALSO SAVING AND EXCEPTING THEREFROM the following described tract of land situated in Lot 1, Block 2, Tract 1080, Washburn Park, more particularly described as follows:

Beginning at a point on the East line of said Lot 1, said point being North 00°04'50" East 175.00 feet from the Southeast corner of said Lot 1; thence North 00°04'50" East, along said East line, 175.00 feet; thence North 89°55'10" West parallel to the South line of said Lot 1, 250.00 feet; thence South 00°04'50" West 175.00 feet; thence South 89°55'10" East 250.00 feet to the point of beginning.

(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 as above stated, & liens, assessments, rules, & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$ -0-
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of May, 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.

Tamara Rickbeil
TAMARA RICKBEIL

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

May 1, 1980

Personally appeared the above named
TAMARA RICKBEIL

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5-17-81

Tamara Rickbeil
637 Main Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Larry Wayne Benton
P. O. Box 1060
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

H. F. SMITH
ATTORNEY AT LAW
540 4th MAIN STREET
KLAMATH FALLS, OREGON

97601

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

Larry Wayne Benton
P. O. Box 1060
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, County of

Personally appeared

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

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:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27 day of Jan, 1983, at 3:25 o'clock P. M., and recorded in book reel volume No. M53 on page 1463 or as document fee file instrument/microfilm No. 19899. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn biehn County Clerk

By [Signature] Deputy
Fee \$4.00