

K-36440

1-1-74 27250

WARRANTY DEED

Vol. 483 Page 14077

KNOW ALL MEN BY THESE PRESENTS, That EUGENE D. JOHNSTON and MARLAINA A. JOHNSTON, husband and wife, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN H. BENSON and PATRICIA C. BENSON, husband and wife, tenants by the entirety, 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 ten (10), Block seventy-five (75), SEVENTH ADDITION TO NIMROD PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(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

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 \$10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 8th day of August, 1983; 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)

Eugene D. Johnston
Marlaina A. Johnston

WASHINGTON
STATE OF ~~OREGON~~ } ss.
County of LEWIS
August 8th, 19 83.

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)

Personally appeared the above named EUGENE D. JOHNSTON and MARLAINA A. JOHNSTON, husband and wife,

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

Before me: _____
Notary Public for Oregon
My commission expires: 9/25/86

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Moore, Tiller, Tagerness & Wheeler
P.O. Box 58
Centralia, Washington 98531

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

John H. & Patricia C. Benson
P.O. Box 121
Silver Creek, Washington 98585

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 22 day of August, 1983, at 11:29 o'clock AM., and recorded in book/reel/volume No. M83 on page 14077 or as document/fee/file/instrument/microfilm No. 27250, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By _____ Deputy
4.00 fee