

1967/50

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KNOW ALL MEN BY THESE PRESENTS, That Florence D. Benson

hereinafter called the grantor, or the consideration hereinafter stated,
to grantor paid by Roger C. Rivenes and Jacque A. Rivenes, husband and wife

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 54 FAIRACRES SUBDIVISIONS NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
SUBJECT TO: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

Reservations and restrictions contained in deed executed by Walter T. Smith, a single man, and Frank A. Smith and Edith Smith, his wife, to H. E. Webb, dated May 13, 1927, recorded July 10, 1929, in Deed Volume 86 page 561, records of Klamath County, Oregon, as follows: "... excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same."

(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 those of record

and that
grantor will warrant and forever defend the above granted 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 \$18,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 11th day of October, 1972.

Florence D. Benson

STATE OF OREGON, County of Klamath) ss. October 11, 1972.
Personally appeared the above named Florence D. Benson

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

Before me:

Notary Public for Oregon

My commission expires 8-5-75

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Florence D. Benson

TO

Roger C. & Jacque A. Rivenes

AFTER RECORDING RETURN TO

Mr. & Mrs. T. O. Hale

1004 Homedale

K. Falls, OR 97603

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE
USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of November, 1983, at 3:14 o'clock P.M. and recorded in book MS3 on page 19318.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title.

By *Sam Smith*

Deputy.

Fee: \$4.00

No.