

30493

T/A #M-38-26819

WARRANTY DEED

Vol. M83 Page 19421

J. K. DEVELOPMENT CO., a corporation duly organized and existing under the laws of the State of Oregon, GRANTOR, conveys and warrant to DANIEL G. BENSON and CATHY J. BENSON, husband and wife, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

A parcel of land being the northerly portion of Lot 8, Block 1, Tract 1116-Sunset East, a duly recorded plat in Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the southeasterly corner of said Lot 8; thence along the easterly, northerly and westerly boundary of said Lot 8, respectively, N0°17'51"E 119.07 feet, N34°04'23"W 88.58 feet, and along the arc of a curve to the right (radius point bears N0°04'23"W 50.00 feet, central angle is 18°08'05") 12.01 feet; thence S16°34'24"E 141.30 feet to the point of beginning, with bearings based on said Tract 1116 - Sunset East.

SUBJECT TO: Conditions and Restrictions, set back line and utility easements as shown on the plat of Sunset East.

SUBJECT TO: Conditions and Restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded September 13, 1976, in M-76 at page 14336.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$11,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 8th day of ^{November} ~~October~~, 1983

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

J. K. DEVELOPMENT CO.

By Jo L. Keller President

By Rolie A. Keller Secretary

(SEAL)

STATE OF OREGON }
COUNTY OF KLAMATH } ss.

Personally appeared JOE L. KELLER and ROLIE A. KELLER, President and Secretary respectively, of J. K. DEVELOPMENT CO., a Corporation, and being first duly sworn, did say 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 the act and deed of said corporation. Before me:

Round - 6 10-13-86
Notary Public for Oregon
My Commission Expires: 10-13-86

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for record on the 10th day of November A.D., 19 83 at 3:01 o'clock P.M., and duly recorded in Vol M83, of Deeds on page 19421.

EVELYN BIEHN, COUNTY CLERK

by Ann Smith deputy

Fee \$4.00

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