

## MOUNTAIN TITLE COMPANY INC.

31217

MTC 13197-R

WARRANTY DEED

Vol. 1183 Page 20691

KNOW ALL MEN BY THESE PRESENTS, That GILBERT S. BENJAMIN and CORRINE H. BENJAMIN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGIA NADINE KIRK and THEODORE MARTIN KIRK, not as tenants in common, 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 25, Block 54, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PIAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

## MOUNTAIN TITLE COMPANY INC.

SUBJECT TO: Easements and reservations as contained in plat dedication, to wit: "said plat being subject to 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent Highway 66 and all easements and reservations of record. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 stated above and those apparent upon the land, if any, as of the date of this deed

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 \$ 54,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 54,000.00. (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 13th day of December, 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)

Gilbert S. Benjamin  
GILBERT S. BENJAMIN

Corrine H. Benjamin  
CORRINE H. BENJAMIN

STATE OF OREGON, County of Klamath ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and

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)

STATE OF OREGON,

County of Klamath ) ss.  
Dec 1, 1983

Personally appeared the above named GILBERT S. BENJAMIN and CORRINE H. BENJAMIN

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

Notary Public for Oregon  
My commission expires: 7/13/85

Notary Public for Oregon  
My commission expires:

Mr. & Mrs. Gilbert S. Benjamin

P.O. Box 1183  
Fort Bidwell, CA 96112  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Theodore Martin Kirk

Rt. 2 Box 65  
Bonanza, OR 97626  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 5th day of December, 1983, at 11:49 o'clock A.M., and recorded in book M83 on page 20691 or as file/reel number 31217

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

By P. Am. Smith Deputy

Fee: \$4.00

MOUNTAIN TITLE COMPANY INC.