

31258

WARRANTY DEED

Vol. M83 Page 20772

KNOW ALL MEN BY THESE PRESENTS, That ALBERT O. TOUSIGNANT and HORTENSE M. TOUSIGNANT,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GILBERT S. BENJAMIN and CORRINE H. BENJAMIN 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 PLAT #2, in the County of Klamath, State of Oregon.

SUBJECT To reservations and restrictions of record and easements and rights of way of record and those apparent on the land;  
SUBJECT also to reservation of an undivided one-half interest in the mineral rights as reserved in deed recorded September 2, 1933, in Book 101, at Page 384, Deed Records of 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 except as hereinabove set forth;

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 \$34,000.00. 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 applicable, should be deleted. See ORS 93.939.)

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 June, 1979; 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.

STATE OF CALIFORNIA  
COUNTY OF San Diego

ss.

On June 14, 1979

State, personally appeared ALBERT O. TOUSIGNANT and HORTENSE M. TOUSIGNANT

) ss.

known to me  
to be the person S whose name S are subscribed  
to the within instrument and acknowledged that they  
executed the same.

WITNESS my hand and official seal.

Signature

JUDY E. GIANANCO



OFFICIAL SEAL  
JUDY E. GIANANCO  
NOTARY PUBLIC - CALIFORNIA  
Principal Office in San Diego County  
My Commission Exp. Mar. 4, 1983

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OFFICIAL SEAL)

(This area for official notarial seal)

ALBERT O. TOUSIGNANT and HORTENSE M. TOUSIGNANT,

GRANTOR'S NAME AND ADDRESS

GILBERT S. BENJAMIN and CORRINE H. BENJAMIN,

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Lith Co.

NAME, ADDRESS, ZIP

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

GILBERT S. BENJAMIN and CORRINE H. BENJAMIN,

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 6th day of December, 1983, at 9:21 o'clock A.M., and recorded in book M83 on page 20772 or as file/reel number 31258.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

By Ann Smith Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$4.00