

1967 SN

35753

MTC-1296-55

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STEVENESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That  
Wilkins, husband and wife

Sam L. Wilkins and Rosie

to grantor paid by Jerry L. Benson, hereinafter called the grantor, for the consideration hereinafter stated,  
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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

From the intersection of the West side of Brighton Avenue and the North  
side of River Street in the town of Doten run to a point distant fifty two  
and five tenths (52.5) feet Northwesterly on the North line of said River  
Street for the place of beginning; thence West along said North line of said  
Street, a distance of eighty two and seven tenths (82.7) feet, more or less  
to the Southwest corner of land described in deed to T. J. and Nora Prather,  
recorded in Deed Records of Klamath County, Oregon, in Book 67 at Page 55;  
thence North 33 degrees East, Two hundred sixty (260) feet, more or less,  
to the Klamath River, thence Southeasterly along said line of Klamath  
River Eighty seven and one tenth (87.1) feet, more or less, THENCE South  
33 degrees 00 minutes West to the point of beginning, said parcel being a  
part of Lot 1 Section 31, Township 39 South, Range 8, East Willamette  
Meridian.

MOUNTAIN TITLE COMPANY, INC. has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

(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 above  
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-  
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$32,450.00.  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 9th day of January, 1979.

Sam L. Wilkins  
Rosie Wilkins

STATE OF OREGON, County of Douglas ) ss.  
Personally appeared the above named Sam L. Wilkins and Rosie Wilkins  
husband and wife  
and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: Cynthia S. Johnson  
Notary Public for Oregon  
My commission expires 2-27-82

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Jerry L. Benson &  
Dania Marie Benson  
4619 Alpine  
Klamath Falls, OR  
97601

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

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
19th day of April, 1984,  
at 2:12 o'clock P. M., and recorded  
in book M84 on page 6518  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Evelyn Biehn  
Klamath County Clerk Title.

By Pam Smith, Deputy

Fee: \$4.00