

44864

MTC-14388-K

KNOW ALL MEN BY THESE PRESENTS, That BRADFORD W. KALITA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES F. BENSON and JOANNA F. BENSON, husband and wife the grantor, 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:

Lots 27 and 28, Block 4, ORIGINAL TOWN OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion of Lot 27 only by instrument recorded May 26, 1983, in Volume MB3, page 8277, Microfilm Records of Klamath County, Oregon, to wit:

The North 20 feet of Lot 27, Block 4, ORIGINAL CITY OF CHILOQUIN, Klamath County, Oregon, being the 20 foot portion of Lot 27 that is parallel and adjacent to Lot 26 of said Block 4.

MOUNTAIN TITLE COMPANY INC.

"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." (continued on the 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 stated on the reverse side of this deed 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 \$ 22,000.00

THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 22,000.00. PRODUCED BY TAX

THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 22,000.00. PRODUCED BY TAX

(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 9th day of January, 1985; 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.

X Bradford W. Kalita
BRADFORD W. KALITA

(If executed by a corporation,
also corporate seal)

STATE OF OREGON,) ss.
County of Klamath
January 9, 19 85

Personally appeared the above named
BRADFORD W. KALITA

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me: Rita Barr

Notary Public for Oregon
My commission expires: 7-16-87

STATE OF OREGON, County of) ss.
January 9, 19 85

Personally appeared _____ and
_____, who, being duly sworn,
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 be-
half 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)

Notary Public for Oregon
My commission expires:

BRADFORD W. KALITA
P.O. BOX 431
CHILOQUIN OR 97624

GRANTOR'S NAME AND ADDRESS

JAMES F. BENSON & JOANNA R. BENSON
1114 CALLAS LANE #4
CAPITOLA CA 95010

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,) ss.

County of

I certify that the within instru-
ment was received for record on the
day of _____, 19____,

at _____ o'clock _____ M., and recorded
in Book _____ on page _____ or as

file/reel number _____
Record of Deeds of said county.

Witness my hand and seal of
County attized.

Recording Officer

By _____ Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Sewer and water charges, if any, due to the City of Chiloquin.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 10th day of January A.D. 19 85

at 11:07 o'clock A M. and duly

recorded in Vol. M85 of Deeds

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EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee 9.00

