

53714

WARRANTY DEED (INDIVIDUAL)

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EARLA M. PATTON

, hereinafter called grantor, convey(s) to

MICHAEL DAN BENTON and PATRICIA ANN BENTON, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 18,500.00.*

Dated this 22nd day of October, 19 82.

Earla M. Patton

STATE OF OREGON, County of Klamath) ss.

On the 29th day of October, 1982 personally appeared the above named Earla M. Patton and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/85

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Michael Benton
5884 Estate Dr
KFO 97603

STATE OF OREGON,)

) ss.

County of _____)

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title

Deputy

Beginning at a point which bears North 212.84 feet and South 89° 05' East a distance of 483.44 feet from the $\frac{1}{4}$ corner common to Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North 0° 55' East a distance of 678.86 feet to a point; thence North 59° 52' East a distance of 142.52 feet to a point; thence South 0° 55' West a distance of 750.26 feet to a point; thence North 89° 05' West a distance of 122.1 feet to the point of beginning.

ALSO Beginning at the Southeast corner of premises described in deed from May Switzler and husband to Glenn O. Waln and Bessie M. Waln, recorded March 2, 1945 in Book 173 at page 539, Deed Records of Klamath County, Oregon, which beginning point is also North 212.84 feet along the North and South center line and South 89° 05' East 270.04 feet from the South $\frac{1}{4}$ corner of Section 7, Township 38 South, Range 9 East of the Willamette Meridian; thence South 89° 05' East 213.40 feet to the Southwest corner of premises described in deed from the Klamath Development Co., to Lillie Harris recorded August 12, 1931 in Book 83 at page 401, Deed Records of Klamath County, Oregon; thence North along the West line of the Harris premises 452.26 feet; thence North 89° 05' 00" West 215.82 feet; thence South along the East line of said Waln premises 411.10 feet to the point of beginning.

SUBJECT TO:

1. 1982-83 taxes, a lien in an amount to be determined, but not yet payable.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 24th day
of September A.D., 19 85 at 3:08 o'clock P M., and duly recorded in Vol. M85
of Deeds on Page 15533

FEE \$9.00

Evelyn Biehn County Clerk
By [Signature]