

KNOW ALL MEN BY THESE PRESENTS, That **ROBERT C. LA STELLA and DELores LA STELLA**, husband and wife

hereby call to the grantor, for the consideration hereinafter stated, to grant and by **JOHN EDWIN BENNETT and DALE LEE BENNETT**, husband and wife

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 improvements, furnishings and appurtenances thereto belonging or appertaining, situated in the County of **Clatsop** and State of Oregon, described as follows, to-wit:

Tracts 13 and 14 in Block 3 of **BIRCH ARBOR ADDITION** to the City of **Clatsop Falls**, according to the official plat thereof on file in the office of the County Clerk of Clatsop County, Oregon, **RECORDING TRACTS** in the Southern 10 feet of Lot 13.

The grantor and grantee do hereby acknowledge the above described property.

MOUNTAIN TITLE COMPANY

"This instrument will not affect any of the property described in this instrument in violation of applicable laws and regulations. Before signing or accepting this instrument, the person acquiring an interest in the property should check with the appropriate city or county planning department to verify proposed use."

To Have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except the taxes of record and those appearing upon the land, as of the date of this deed

and that the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid by the grantee, stated in words of figures, is \$ **5,750.00**

In executing this deed and when the contract so requires, the singular includes the plural and all grammatical changes shall be applied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this **11th** day of **February**, 1987.

If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereby by order of its board of directors.

Presented to a notary public, who examined and

STATE OF OREGON

County of **Clatsop**
February 11, 1987
 Personally appeared before me the undersigned, **ROBERT C. LA STELLA and DELores LA STELLA**, who acknowledged the foregoing instrument to me and that the said instrument is the separate and individual act and deed of each of them and that the latter is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to me and that the said instrument is the separate and individual act and deed of each of them and that the latter is the president and that the latter is the secretary of

Kristin L. Red
 Notary Public for Oregon
 My commission expires **11/16/87**

Robert C. LaStella & Delores LaStella
1185 S. 216th
Des Moines, WA 98198-6394
 GRANTOR'S NAME AND ADDRESS

John E. Bennett & Dale Lee Bennett
2600 California
Clatsop Falls, OR 97021
 GRANTEE'S NAME AND ADDRESS

THIS IS GRANTED

THIS IS GRANTED

STATE OF OREGON

County of **Clatsop**

I certify that the within instrument was recorded for record on the **11th** day of **February**, 1987, at **11:11** o'clock **AM**, and recorded in book **187** on page **3052** or on the next number **71742**

Record of Death of said county

Witness my hand and seal of County aforesaid.

RECORDED

Debra Stahn, County Clerk
 Deputing Officer
 For: **1185 S. 216th** Des Moines, WA 98198

STATE OF OREGON
County of Alameda

Filed for record at request of

Winnipeg Title Company
on the 1st day of June A.D. 1917
at 1:25 o'clock P.M. and duly recorded
in Vol. 1427 of Records Page 4653
Before Me, County Clerk
By *Wm. Smith*
Fee \$5.00 Deputy