



M31024

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76599

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

HARVEL D. SMITH and PHYLLIS D. SMITH, husband and wife
convey(s) to MARK W. BENGE and DELORES T. BENGE, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 6, Block 6, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Restrictions as shown on the recorded plat.
3. This property lies within and is subject to the levies, liens or assessments of Klamath River Acres Road District.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except THOSE AS SET FORTH HEREINABOVE

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 \$ 82,500.00. *However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of June, 19 87.

OREGON
CALIFORNIA

STATE OF OREGON, County of Klamath ss.

On this 5th day of June, 19 87.

Personally appeared the above named Harvel D. Smith and Phyllis D. Smith

instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: W. Arlene P. Addington

Notary Public for California Oregon
My Commission Expires: 3-22-89

Harvel D. & Phyllis D. Smith

GRANTOR'S NAME AND ADDRESS

Mark W. & Delores T. Bengé

GRANTEE'S NAME AND ADDRESS

Mark W. & Delores T. Bengé

P.O. Box 315

Keno, Oregon 97627

(NAME, ADDRESS, ZIP)

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

Mark W. & Delores T. Bengé

P.O. Box 315

Keno, Oregon 97627

(NAME, ADDRESS, ZIP)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 7th day of July, 19 87, at 11:02 o'clock A. M., and recorded in book/reel/volume No. M87 on page 11892 or as document/fee/file/instrument/microfilm No. 76599, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

(NAME)

(TITLE)

By Phyllis D. Smith Deputy

Fee: \$10.00