

78362

KNOW ALL MEN BY THESE PRESENTS, That STEPHANIE JEAN BENNER

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EDWARD J. CLAUSS, JR. and LILLIAN M. CLAUSS, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: The S 1/2 S 1/2 NE 1/4 of Section 24, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within the Right of Way of Elde Street. Subject, however, to the following:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. Rights of the public in and to any portion of the premises herein described lying within the limits of streets, roads or highways.

(If space insufficient, continue description on reverse side)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed; 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 \$9,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 30th day of September, 1977; 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.

Stephanie Jean Benner
STEPHANIE JEAN BENNER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

September 16-20, 1977

Personally appeared the above named
Stephanie Jean Benner

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3-22-81

STATE OF OREGON, County of) ss.

Personally appeared , 19

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 behalf 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:

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of August, 1987, at 8:33 o'clock A.M., and recorded in book M87 on page 15067 or as file/reel number 78362. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
Recording Officer
By Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward J. Clauss Jr.
HCR #1 Box 273
Sciota, PA 18354

NAME, ADDRESS, ZIP

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

Edward J. Clauss Jr.
HCR #1 Box 273
Sciota, PA 18354

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE