

80858

WARRANTY DEED

Vol. 1487 Page 19374

KNOW ALL MEN BY THESE PRESENTS, That

DONALD SCHEFFLER &amp; VONNALEENE SCHEFFLER

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by M. A. BENFORD

the grantee, 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:

Lot 109, Block 1, TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



## MOUNTAIN TITLE COMPANY

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."

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 those of record and 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 \$ 1,200.00

Howsoever the above consideration is paid or to be paid, it is hereby acknowledged that the grantor has received the full and complete consideration for the property described herein, and that the grantor is not bound by any conditions, covenants, or restrictions, which are not stated in this instrument.

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 23rd day of October, 1987; 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.

(If executed by a corporation, affix corporate seal)

Donald Scheffler  
Donald Scheffler

Vonnaleene Scheffler  
Vonnaleene Scheffler

STATE OF OREGON,

County of Main } ss.  
October 23, 19 87

Personally appeared the above named  
Donald Scheffler & Vonnaleene  
Scheffler

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

Before me:  
[Signature]  
Notary Public for Oregon  
My commission expires: 3/2/90

STATE OF OREGON, County of Klamath } ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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 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: \_\_\_\_\_

Donald Scheffler &amp; Vonnaleene Scheffler

GRANTOR'S NAME AND ADDRESS

M. A. Benford  
34211 Seavey Loop Road  
Eugene, OR 97405

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of October, 1987, at 11:49 o'clock A. M., and recorded in book M87 on page 19374 or as file/reel number 80858, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By [Signature] Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$10.00