

MTC \* 2473

81477

WARRANTY DEED

Vol. M87 Page

20494

KNOW ALL MEN BY THESE PRESENTS, That **BLANCHE B. OLIVA**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **DANIEL O. BENSON** and **CATHY J. BENSON**, husband and wife, hereinafter called 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:

The W $\frac{1}{2}$  of Lot 4; Lot 3, EXCEPTING the Westerly 15 feet, **GRACE PARK**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements, restrictions and rights-of-way of record and those apparent on the land.

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

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 \$100,000.00

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 1st day of March, 1980; 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)

*Blanche B. Oliva*  
BLANCHE B. OLIVA

STATE OF OREGON,  
County of **Klamath** } ss.  
1980

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19\_\_\_\_

Personally appeared the above named **BLANCHE B. OLIVA**

Personally appeared \_\_\_\_\_ 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 \_\_\_\_\_

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

**BLANCHE B. OLIVA**  
1403 Mitchell  
Klamath Falls, Oregon 97601

**DANIEL O. & CATHY J. BENSON**  
7136 Rosarie  
Klamath Falls, Oregon 97601

After recording return to:  
**DANIEL O. & CATHY J. BENSON**  
7136 Rosarie  
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:  
**DANIEL O. & CATHY J. BENSON**  
7136 Rosarie  
Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of **Klamath** } ss.

I certify that the within instrument was received for record on the 12th day of November, 1987 at 9:14 o'clock A.M., and recorded in book/reel/volume No. M87 on page 20494 or as document/fee/file/instrument/microfilm No. 81477, Record of Deeds of said county.

Witness my hand and seal of County affixed.  
**Evelyn Biehn**, County Clerk

By *Pam Smith* Deputy

Fee: \$10.00