

KNOW ALL MEN BY THESE PRESENTS, That FLORENCE BENSON

to grantor paid by CARRIE E. OWEN, hereinafter called the grantor, for the consideration hereinafter stated,

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: All that portion of Lot 21, Block 125 MILLS ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning at the most Westerly corner of said Lot 21; thence Northeasterly along the Southerly line of Orchard Avenue, 42.5 feet to the angle in the street line; thence Easterly along the street line 3.3 feet to the true point of beginning of this description, being also the corner of Lot deeded to E.M. Chilcote and D.M. Smith by deed recorded in Book 133 at page 13; thence to the right at an angle of 70°8' with the Southerly line of Orchard Avenue, 66.4 feet to the Southwesterly line of said Lot 21; thence Southeasterly along said line of Lot 21, 16.7 feet, more or less, to the most Southerly corner of tract deeded to Duvall McKenny, et ux., by deed recorded in said Record Book 128 at page 519; thence Northerly along the Easterly line of said last mentioned tract 38.3 feet to a point; thence Northwesterly along the said East line of last mentioned tract 36.4 feet to the Southerly line of Orchard Avenue; thence West along said line of Orchard Avenue 36.7 feet to the true point of beginning, all according to the subdivision plat of said (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) Block 125 Mills Add.

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 1972-73 real property taxes which are now a lien, but not yet payable and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land,

and that grantor will warrant and forever defend the above granted 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 \$ 6,500.00
 // However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) //
 // the whole //

In construing this deed and where the context so requires, the singular includes the plural.
 WITNESS grantor's hand this day of July, 19 72.

Florence Benson

STATE OF OREGON, County of Klamath, ss. July 17, 19 72.
 Personally appeared the above named FLORENCE BENSON

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

(OFFICIAL SEAL) JAMES W. WESLEY
 Notary Public for Oregon

My commission expires

NOTE: The sentence between the symbols @. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Before me:

James W. Wesley
 Notary Public for Oregon

My commission expires 1-20-76

WARRANTY DEED

Florence Benson

TO

Carrie E. Owen

AFTER RECORDING RETURN TO

MOUNTAIN TITLE CO.
 P. O. BOX 5017
 KLAMATH FALLS, OR 97603

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 30th day of Dec., 19 72, at 3:16 o'clock P.M., and recorded in book M88 on page 22276. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Title.

By *Pauline Mullen* Deputy

Fee \$8.00