

OK

98161

WARRANTY DEED

Vol. m89 Page 4602

KNOW ALL MEN BY THESE PRESENTS, That ELSIE B. BENDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GILBERT A. SANFORD, 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:

Lot 31, Block 26, First Addition to Klamath Forest Estates.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$3,600.00.

~~However, the actual consideration consists of other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 17 day of August, 19 88; 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.

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.

ELSIE B. BENDER

Elsie B. Bender

STATE OF OREGON, }
County of Klamath } ss.
19 88.

CALIFORNIA, San Bernardino
STATE OF OREGON, County of San Bernardino
August 17, 19 88

Personally appeared ELSIE B. BENDER

who, being duly

each for himself and not one for the other, did say that the former

president and that the latter

secretary of

Personally appeared the above named
ELSIE B. BENDER

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

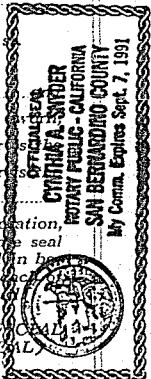
Before me:
Ann. H. Snyder

Notary Public for Oregon

My commission expires: 9/7/91

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)



Elsie B. Bender
25271 Barton Road
Loma Linda, CA 92354

GRANTOR'S NAME AND ADDRESS

Gilbert A. Sanford
Star Route Box 200
Pendleton, OR 97801

GRANTEE'S NAME AND ADDRESS

After recording return to:

Zamsky & Belcher
601 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Gilbert A. Sanford
Star Route Box 200
Pendleton, OR 97801

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of March, 19 89, at 3:19 o'clock P.M., and recorded in book/reel/volume No. M89 on page 4602 or as fee/title/instrument/microfilm/reception No. 98161, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee \$8.00

By Ruth M. Miller Deputy

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