

2016 WTC-21510 P

KNOW ALL MEN BY THESE PRESENTS, That CRAIG ALLISON BENNETT & MARILYN ANN BENNETT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN A. MAYS & GAIL A. MAYS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

See legal description attached hereto as Exhibit "A" and made a part hereof.

"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 and 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 \$ 150,000.00

IT IS HEREBY CERTIFIED AND CONSTITUTIONALLY CORRECT THAT THE PROPERTY OR VALUE GIVEN OR PROMISED IN THIS INSTRUMENT IS THE WHOLE PART OF THE CONSIDERATION IN THESE INSTRUMENTS. (This sentence, between the symbols, if not applicable, should be deleted. SEE ORS 93.036) XXXX

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 28th day of June, 1989; 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.

Craig Allison Bennett
Craig Allison Bennett

Marilyn Ann Bennett
Marilyn Ann Bennett

STATE OF OREGON,
County of Klamath) ss.
6/28, 1989

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named
Craig Allison Bennett & Marilyn Ann Bennett

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 _____, a corporation,

and acknowledged the foregoing instrument to be their 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.

Before me: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-16-92

Notary Public for Oregon
My commission expires:

Signature of Grantor	<u>Bennett & Marilyn Ann Bennett</u>
Signature of Grantee	<u>Stephen A. Mays & Gail A. Mays</u>
Address of Grantee	<u>2364 W 229th Terrance, CA 90501</u>
Address of Grantor	<u>2364 W 229th Terrance CA 90501</u>

STATE OF OREGON, ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
_____ Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pin which lies West along the section line a distance of 1398.6 feet and North 4 degrees 00' West a distance of 56.5 feet and North 64 degrees 07' West a distance of 42.2 feet and North 26 degrees 41' West a distance of 63 feet and North 19 degrees 22' West a distance of 150.8 feet from the iron pin which marked the quarter section corner common to Sections 1 and 12 Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing North 19 degrees 22' West a distance of 117.4 feet to an iron pin; thence North 63 degrees 23' East a distance of 269 feet to an iron pin; thence South 28 degrees 30' East a distance of 48.7 feet to an iron pin; thence South 1 degree 00' West a distance of 69.1 feet to an iron pin; thence South 7 degrees 30' West a distance of 79.7 feet to an iron pin; thence South 79 degrees 17' West a distance of 217 feet, more or less, to the point of beginning, in Government Lot 3, Section 1 Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

AND beginning at an iron pin which lies West along the section line a distance of 1398.6 feet and North 4 degrees 00' West a distance of 56.5 feet and North 58 degrees 43' East a distance of 43.15 feet and North 18 degrees 30' East a distance of 151.4 feet and North 7 degrees 30' East a distance of 92.2 feet to an iron pin at the Southeast corner of that parcel deeded to James W. Pinniger and Dorothy C. Pinniger in Volume 207, page 149 of Deed Records of Klamath County, Oregon, said point being the true point of beginning; thence South 79 degrees 17' West, 217 feet, along the South boundary of said Pinniger property, to an iron pin at the Southwest corner thereof; thence South 82 degrees 44' East 206.1 feet to a point; thence North 7 degrees 30' East 67.0 feet to the true point of beginning, all lying in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3808 001CC 00800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day
of June A.D. 19 89 at 3:25 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 11607.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Muckelbauer