

2185

KNOW ALL MEN BY THESE PRESENTS, That

THOMAS H. BENDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARLO R. RASDAL
BARBARA D. RASDAL, husband and wife
 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:

Lot 4, Block 2 of REPLAT OF BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-11CB-4500

"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 \$ 53,000.00

However, the above consideration is not to be construed as a limitation on the grantor's obligation to defend the premises against the claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30th day of June, 19 89;
 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.

Thomas H. Bender
 Thomas H. Bender

STATE OF OREGON,)
 County of Klamath) ss.
6/30, 1989

Personally appeared the above named _____
Thomas H. Bender

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

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 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: _____

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

Notary Public for Oregon
 My commission expires: 3/16/92

Thomas H. Bender
Sarah Walton
Klamath Falls OR 97603
 GRANTOR'S NAME AND ADDRESS
Arlo R. & Barbara D. Rasdal
4234 Clinton
Klamath Falls OR 97603
 GRANTEE'S NAME AND ADDRESS
 After recording return to:
Arlo R. & Barbara D. Rasdal
4234 Clinton
Klamath Falls OR 97603
 NAME, ADDRESS ZIP
 Until a change is requested all tax statements shall be sent to the following address:
Arlo R. & Barbara D. Rasdal
4234 Clinton
Klamath Falls OR 97603
 NAME, ADDRESS ZIP

STATE OF OREGON,

ss.

County of Klamath
 I certify that the within instrument was received for record on the 30th day of June, 19 89, at 4:12 o'clock P M., and recorded in book M89 on page 11924 or as file/reel number 2185.
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline M. Nelson, Deputy

Fee \$8.00