

OK

3599

Vol. m89 Page 14606

KNOW ALL MEN BY THESE PRESENTS, That Frederick Scott Sanders, in his individual capacity

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michel Benjamins, Junior, in his individual capacity

, 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 # 7 - The West one-half of the Northeast quarter of the Southeast quarter of Section thirty-six, Township 35 South, Range 12 East of the Willamette Meridian.

Subject to: A non-exclusive easement for Ingress, Egress, and Utilities across the Northerly 30 feet therefrom. Together with: A 60 Foot non-exclusive easement for Ingress, Egress, and Utilities, the center line being the South line of the Northeast quarter and the North line of the Southeast quarter of Section 36, Township 35 South, Range 12 East, Willamette Meridian.

[Twenty acres, more or less]

[SPECIAL NOTE: This instrument amends and supersedes the Allodium Freehold Title-Deed recorded under Volume No. M86, in the record of Deeds, #57533, pages 1200-1201 on the 24th of January 1986. Michel Benjamins, Jr. is a Minister in the Remnant Church. The Remnant will Quit-claim its interests in said real property on a separate form to be executed and recorded together herewith.]

(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 except easements of record and those apparent to 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 \$ SEE BELOW*.

① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ① *250 ounces of .999 pure Silver and one U.S.

In construing this deed and where the context so requires, the singular includes the plural. Silver Dollars

WITNESS grantor's hand this day of August, 1989.

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.

Frederick Scott Sanders, Grantor

Frederick Scott Sanders

STATE OF OREGON, County of Klamath) ss. Aug. 1, 1989

Personally appeared the above named Frederick Scott Sanders

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

Before me:

Notary Public for Oregon

My commission expires 10-22-90

NOTE: The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Frederick Scott Sanders

Klamath Falls, Oregon 97604

GRANTOR'S NAME AND ADDRESS

Michel Benjamins, Jr.

4015 Clinton Avenue

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michel Benjamins, Jr.

4015 Clinton Avenue

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same as Grantee's address

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 8th day of Aug. 1989, at 9:27 o'clock A.M., and recorded in book/reel/volume No. M89 on page 14606 or as fee/file/instrument/microfilm/reception No. 3599, Record of Deeds of said county.

Witness my hand and seal of County official.

Evelyn Biehn, County Clerk

By Pauline Mullins, Deputy

Fee \$8.00

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