

16326

WARRANTY DEED

Vol. 290 Page 11790

KNOW ALL MEN BY THESE PRESENTS, That
Cathy J. Benson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Michael David Dimon and Evelynne Marie Dimon, 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 tenelements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

REFER TO THE ATTACHED LEGAL DESCRIPTION

"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 those apparent upon the land, if any, as of the date of this deed.

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 \$ 130,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole/~~
~~part of the consideration (indicate which). The sentence between the symbols, if not applicable, should be deleted.~~
~~Sec. (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 15th day of June, 19 90 ;
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.

Cathy J. Benson
Cathy J. Benson

STATE OF OREGON
County of Klamath
June 15, 19 90
Personally appeared the above named
Cathy J. Benson

STATE OF OREGON, County of _____) ss.
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 _____

and acknowledged the foregoing instrument
to be her 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) David Chandler
Notary Public for Oregon
My commission expires: 7-6-90

Before me:
Notary Public for Oregon
My commission expires: _____

Cathy J. Benson
6025 Skyline Dr.
Summerville, WA 98944
GRANTOR'S NAME AND ADDRESS
Michael David & Evelynne Marie Dimon
7136 Rosaria Pl.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Used a change of name and all the statements are the same as the following address.
same as above
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ ss.
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

11791

MTC NO: 23658

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 9 in Block 1 of TRACT 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 012DC 05400

PARCEL 2:

A parcel of land being the Northerly portion of Lot 8, Block 1, TRACT 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 8; thence along the Easterly, Northerly and Westerly boundary of said Lot 8, respectively, North 00 degrees 17' 51" East 119.07 feet, North 84 degrees 44' 23" West 88.58 feet, and along the arc of a curve to the right (radius point bears North 84 degrees 44' 23" West 50.00 feet, central angle is 48 degrees 08' 05") 42.01 feet; thence South 49 degrees 34' 24" East 141.30 feet to the point of beginning, with bearings based on said TRACT 1116- SUNSET EAST.

Tax Account No: 3909 012DC 05500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 15th day
of June A.D., 19 90 at 3:17 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 11790
FEE \$33.00
By Evelyn Biehn County Clerk
By Robert M. M. M.