

24421

MTC 24814-K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Timothy Benson and Amber Benson, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Jeffery V. Kressin and Beth A. Kressin, husband and wife
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 19 in Block 8, TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE,
 according to the official plat thereof on file in the office of the County
 Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 all those of record and those apparent upon the land 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 \$ 67,500.00

However, the consideration consists of or includes the following: None given or promised which is not a part of the consideration (indicate when, if the sentence is not applicable, delete the word "However")

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 7th day of January, 19 91; 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.

STATE OF OREGON,
 County of Klamath) ss.
January 7, 19 91

Personally appeared the above named
Timothy Benson and
Amber Benson

Timothy Benson

Amber Benson

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

Before me:

Fristi G. Redd
 Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 7th

day of Jan., 19 91,

at 3:07 o'clock P M., and recorded

in book M91 on page 328 or as

file/reel number 24421

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, county Clerk

Recording Officer

By Debra Mullender Deputy

Fee \$28.00