

NE 25814

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97204

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON LTD.

to grantor paid by JAMES R. BENVENUTI AND JONI BENVENUTI husband & wife, 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 19, BLOCK 35, FIFTH ADDITION TO KLAMATH RIVER ACRES,
in the County of Klamath, State of Oregon.
CODE 21 MAP 4008-6BA TL 1600

(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 and restrictions of record or apparent on the face of 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 \$20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).⁰

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

WITNESS grantor's hand this 8 day of February, 19 91.

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.

Benjamin C. Harris
BENJAMIN C. HARRIS

STATE OF OREGON, County of Klamath

Personally appeared the above named BENJAMIN C. HARRIS, ss. FEBRUARY 8, 19 91

Patricia A. Chaney
PATRICIA A. CHANEY
NOTARY PUBLIC-OREGON

My Commission Expires 10-22-93

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

Before me: *Patricia A. Chaney*
Notary Public for Oregon
My commission expires 10-22-93

NOTE—The sentence between the symbols ⁰, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

KLAMATH RIVER ACRES OF OREGON LTD

P.O. BOX 52

KENO, OREGON 97627

GRANTOR'S NAME AND ADDRESS

JAMES R. BENVENUTI & JONI BENVENUTI

P.O. BOX 738

COLFAX, CALIF. 95713

GRANTEE'S NAME AND ADDRESS

KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

2943 South Sixth Street

Klamath Falls, Oregon 97603

Living address.

KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

2943 South Sixth Street

Klamath Falls, Oregon 97603

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$28.00

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of Feb., 1991, at 12:22 o'clock P.M., and recorded in book/reel/volume No. M91 on page 2626 or as fee/file/instrument/microfilm/reception No. 25814, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By *Debbie Mueller* Deputy