

39012

WARRANTY DEED

CHARLES PRITCHARD

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KELLY A. BENNETT, AN UNMARRIED PERSON, AND RUDOLFO M. MENDOZA**, hereinafter called 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 13 in Block 5 of TRACT 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**A SINGLE PERSON, NEVER MARRIED.

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 those of record and those apparent upon the land, if any, as 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 \$ 43,000.00. However, no legal consideration is shown for this transfer. (The grantor has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.)

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 23 day of December, 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
December 23, 19 91 ss.

Personally appeared the above named
Charles Pritchard

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

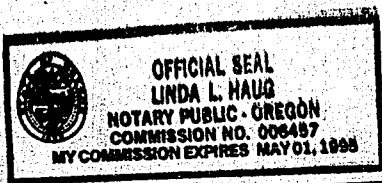
Before me:

Linda L. Haug
Notary Public for Oregon
My commission expires: 5-1-95

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 _____ (SEAL)
My commission expires: _____



Charles Pritchard

RT 1 Box 115
Dufur, OR 96134

Kelly A. Bennett and Rudolfo M. Mendoza
4720 Memorie Lane
Klamath Falls, OR

After recording return to:
Kelly A. Bennett and Rudolfo M. Mendoza
4720 Memorie Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Kelly A. Bennett and Rudolfo M. Mendoza
4720 Memorie Lane
Klamath Falls, OR

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 24th day of December, 19 91, at 9:33 o'clock A.M. and recorded in book M91 on page 26767 or as file/reel number 39012. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mendenhall Deputy

Fee \$28.00