

OK

39542

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT C. JOHNSON d/b/a TARA ENTERPRISES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BENEFICIAL OREGON INC. d/b/a BENEFICIAL MORTGAGE COMPANY, 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:

PARCEL 5

Lot 2, Block 1, TRACT 1218, DODDS HOLLOW ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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

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 \$ 95,000.00

THE TRUE AND ACTUAL CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY OR INTERESTS IN PROPERTY WHICH ARE DESCRIBED IN THE WHOLE OR PART OF THE CONSIDERATION HEREON WITHIN OR THE INSTRUMENT WHEREBY THE SAME WERE TRANSFERRED TO THE GRANTOR.

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 27TH day of DECEMBER, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

ROBERT C. JOHNSON
ROBERT C. JOHNSON d/b/a TARA ENTERPRISES

STATE OF OREGON, County of Marion) ss.

This instrument was acknowledged before me on 12/31, 1991,

by Robert C. Johnson & Robert C. Johnson d/b/a Tara

This instrument was acknowledged before me on , 19 ,

by

as

of

Notary Public for Oregon

My commission expires 4/3/92

Tara Enterprises

P.O. Box 2270

Lake Havasu, AZ 86403

GRANTOR'S NAME AND ADDRESS

Beneficial Oregon Inc.

2411 Lancaster Dr., NE

Salem, OR 97305

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 7th day of Jan., 1992, at 3:43 o'clock P.M., and recorded in book/reel/volume No. M92 on page 384 or as fee/tile/instrument/microfilm/reception No. 39542, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Neulander Deputy

Fee \$28.00

