

46044

MTC# 27542

WARRANTY DEED

LEONARD R. BEHNKE AND LYDA A. BEHNKE,

KNOW ALL MEN BY THESE PRESENTS, That

HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELEANOR E. SMITH, JENIFER SUE KIRKLAND, AND CATERINA GRAZIA CASTRO, WITH RIGHTS OF SURVIVORSHIP, 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 12 in Block 9 of HILLSIDE ADDITION to the City of Klamath Falls, 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 those of record and apparent to the land

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 \$ 63,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See 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 9th day of June, 19 92; 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.  
June 9, 1992

Personally appeared the above named  
Leonard R. Behnke and Lyda A. Behnke

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

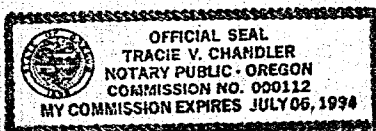
Before me:

Notary Public for Oregon  
My commission expires: 7-6-94

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: \_\_\_\_\_



Leonard R. Behnke  
Lyda A. Behnke

GRANTOR'S NAME AND ADDRESS

Eleanor E. Smith  
Jenifer Sue Kirkland & Caterina Grazia  
Castro, 1820 Lowell St., KFO 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath  
I certify that the within instrument was  
received for record on the 11th  
day of June, 19 92,  
at 1:34 o'clock P. M., and recorded  
in book M92 on page 12724 or as  
file/reel number 46044.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Danilo M. Nolasco Deputy

Fee \$30.00