

49677

WARRANTY DEED
MTC 28227-1

Vol. m92 Page 19194

KNOW ALL MEN BY THESE PRESENTS, That

CLARENCE E. BLURTON and BEVERLY J. BLURTON, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH K. BENEDUM and MICHELLE D. BENEDUM, as tenants by the entirety, 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:

That part of the NW 1/4 NE 1/4 OF Section 23, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Southeasterly of Highway 140 as now located.

TOGETHER with 1978 Sequoia Mobile Home, Oregon License #X161849, Serial #248274DS40460X which is situate on the real property described herein.

"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 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 \$ 42,500.00

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 22 day of August, 1992; 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.
Aug 22, 1992

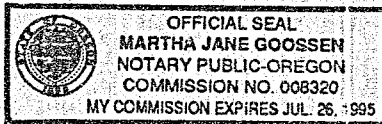
Clarence E. Blurton
CLARENCE E. BLURTON
Beverly J. Blurton
BEVERLY J. BLURTON

Personally appeared the above named
CLARENCE E. BLURTON
BEVERLY J. BLURTON

Clarence E. Blurton, Beverly J. Blurton
and acknowledged the foregoing instrument
to be voluntary act and deed.

Before me:
Martha Jane Goossen
Notary Public for Oregon
My commission expires:

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)

CLARENCE E. BLURTON and BEVERLY J. BLURTON

RT 1 BOX 305

BONANZA, OR 97623

GRANTOR'S NAME AND ADDRESS

JOSEPH K. BENEDUM and MICHELLE D. BENEDUM

RT 2 BOX 148

BONANZA, OR 97623

GRANTEE'S NAME AND ADDRESS

JOSEPH K. BENEDUM and MICHELLE D. BENEDUM

RT 2 BOX 148

BONANZA, OR 97623

NAME, ADDRESS, ZIP

JOSEPH K. BENEDUM and MICHELLE D. BENEDUM

RT 2 BOX 148

BONANZA, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 24th day of Aug., 1992, at 2:38 o'clock P.M., and recorded in book M92 on page 19194 or as file/reel number 49677.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller, Deputy

SPACE RESERVED

FOR
RECORDERS USE

Fee \$30.00