

## WARRANTY DEED

MOZ 28621-KR

KNOW ALL MEN BY THESE PRESENTS, that BENNY BETSCH, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JESSE JACKMAN WITHERS, 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:

The E 1/2 of Lot 3, Block 3, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY  
as described in this instrument in violation of

**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."  
 and grantee's heirs, successors and assigns forever.

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 said premises and every part and parcel thereof against the lawful claims of all persons claiming through or under the said premises and every part and parcel thereof described encumbrances.

record and those apparent upon the land, if any, as the date of this deed, and the 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, and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,600.00

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 5th day of October, 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.

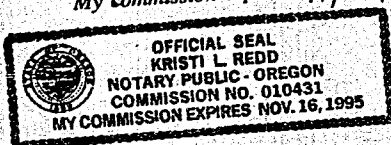
x Benny J. Betsch  
BENNY BETSCH

STATE OF OREGON,  
County of Klamath ss.  
October 15, 19 92

Personally appeared the above named  
BENNY BETSCH

and acknowledged the foregoing instrument  
to be his voluntary act and deed.  
Before me: Kristen D. Reda

Notary Public for Oregon  
My commission expires: 11/16/95



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: \_\_\_\_\_

STATE OF OREGON,

County of Klamath  
I certify that the within instrument was  
received for record on the 15th  
day of Oct, 19 92,  
at 11:31 o'clock A M., and recorded  
in book M92 on page 24158 or as  
file/reel number 52355,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Muehlendae Deputy

**Fee \$30.00**

**MOUNTAIN TITLE COMPANY**