

53354

WARRANTY DEED
MTC 28615 HF

KNOW ALL MEN BY THESE PRESENTS, That THE ROMAN CATHOLIC BISHOP OF THE DIOCESE OF BAKER, AN OREGON NONPROFIT CORPORATION WHO ACQUIRED TITLE AS SACRED HEART ** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MIKE M. BENEDICT AND SANDRA S. BENEDICT, HUSBAND AND WIFE, 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:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

** SCHOOL, A NONPROFIT OREGON CORPORATION

"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 \$ 8,000.00

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 29th 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.

STATE OF OREGON,)
County of _____) ss.
_____, 19 ____.

Thomas J. Connolly
THOMAS J. CONNOLLY, PRESIDENT
ROMAN CATHOLIC BISHOP OF THE DIOCESE OF BAKER

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:



OFFICIAL SEAL
CHARLES T. GRANT
NOTARY PUBLIC - OREGON
COMMISSION NO. 016118
MY COMMISSION EXPIRES JUNE 16, 1996

STATE OF OREGON, County of DESCHUTES) ss.

The foregoing instrument was acknowledged before me this Oct. 29th, 19 92, by THOMAS J. CONNOLLY, Bishop, ~~President~~ of ~~ROMAN CATHOLIC BISHOP OF THE~~ DIOCESE OF BAKER

a ~~Oregon nonprofit~~ corporation, on behalf of the corporation.

Notary Public for Oregon Charles T. Grant
My commission expires: JUNE 16, 1996 (SEAL)

STATE OF OREGON,) ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

911 SE ARMOUR
BEND OR 97702
GRANTOR'S NAME AND ADDRESS

MIKE M. BENEDICT + SANDRA S. BENEDICT
361 1/2 ST
BRAWLEY CA 92227
GRANTEE'S NAME AND ADDRESS

After recording return to:

MIKE M. BENEDICT + SANDRA S. BENEDICT
361 1/2 ST
BRAWLEY CA 92227
NAME, ADDRESS, ZIP

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

MIKE M. BENEDICT, SANDRA S. BENEDICT
361 1/2 ST
BRAWLEY CA 92227
NAME, ADDRESS, ZIP

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE 1/4 of the NW 1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE 1/4 of the NW 1/4, said point being South 89 degrees 58' 36" East 1319.48 feet and North 00 degrees 17' 46" East 115.59 feet from the West corner of said Section 29; thence North 00 degrees 17' 46" East along the West line of the SE 1/4 of the NW 1/4 75.72 feet; thence North 48 degrees 26' 22" East 972.11 feet; thence South 41 degrees 33' 38" East 128.54 feet; thence South 16 degrees 39' 40" East 365.11 feet; thence South 73 degrees 20' 20" West 957.96 feet to the point of beginning. TOGETHER WITH and subject to a 60 foot easement for ingress and egress as shown on Survey Map No. 2579 as recorded in Klamath County Surveyor's Office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 4th day
of Nov. A.D., 19 92 at 11:37 o'clock A.M., and duly recorded in Vol. M92
of Deeds on Page 26054

Evelyn Biehn County Clerk

By Pauline Mulholland

FEE \$35.00