

53921

MTL 28627

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KNOW ALL MEN BY THESE PRESENTS, That Ronald J. Benson and Dorothy B. Benson, as
Tenants by the Entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Troy D. Culver, 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:

PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR LEGAL DESCRIPTION

"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 of 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 \$ 34,000.00

~~There is no other consideration in the form of a contract or other property or interest or compensation which is the subject~~
~~part of the consideration (and more which).~~ (The sentence between the symbols¹, if not applicable, should be deleted.
 See ORS 93.030.)

¹ The singular includes the plural and all grammatical

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 6th day of November, 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.
November 6, 1992.

Ronald J. Benson

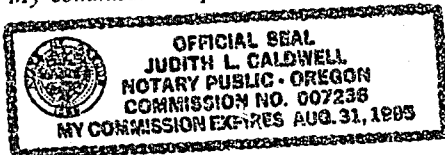
~~Dorothy B. Benson~~
Dorothy B. Benson

Personally appeared the above named _____
Ronald J. Benson
Dorothy B. Benson

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

Before me: David L Caldwell STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____

Notary Public for Oregon
My commission expires: 8-31-95



a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires:

Ronald J. Benson
Doroth B. Benson
C/O KFESL

Troy D. Culver
C/O KEESL

After recording return to:
Klamath First Federal S&LA
2943 South Sixth Street
Klamath Falls, OR 97603

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

Klamath First Federal S&LA
2943 South Sixth Street
Klamath Falls, OR 97603

NAME ADDRESS ZIP

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

27032

A tract of land situated in the SW1/4NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southeasterly right of way of the Old Midland Road, said point being South 77 degrees 15' East a distance of 168.0 feet from an iron pipe which is South a distance of 1795.5 feet from the iron pin marking the Northwest corner of said Section 16; thence South 49 degrees 45' East a distance of 170.0 feet to an iron pin; thence South 30 degrees 00' West a distance of 120.06 feet to a point; thence North 59 degrees 12' West a distance of 163.58 feet, more or less, to a point on the Southeasterly line of the Old Midland Road; thence Northeasterly, along said Southeasterly line, being on the arc of a curve to the right, a distance of 148.35 feet, more or less, to the point of beginning. SAVING AND EXCEPTING any portion thereof contained in the Midland Highway as said highway has been relocated.

* * * END * * *

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day
of Nov. A.D., 192 at 11:54 o'clock A. M., and duly recorded in Vol. M92,
of Deeds on Page 27031.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullendore