

61603
62149

92 MAY 17 PM 3 16

BARGAIN AND SALE DEED

Vpl m 93 Page 11118

Vpl m 93 Page 12114

KNOW ALL MEN BY THESE PRESENTS, That LEELA BENJAMINfor the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BRUCE E. BEINK,hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Legal Description: Nichols Suppl Plat, Block A, Lot J For
828 N 10th St
R 370734 R-3809-029DC-09700-000 Real Property
As Attached AND AS IF Duly Set Forth Below

Beginning at the most Easterly corner of Lot J of Block A of the Supplemental Plat of Blocks 66 and 70 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along the Southeasterly boundary of said Lot J, 43.0 feet; thence at right angles Northwesterly and parallel to the Southwesterly boundary of 10th Street, 30 feet; thence Northeasterly 8.94 feet to a point which is 35.0 feet distant Southwesterly from said Southwesterly boundary of 10th Street and 16.0 feet Southeasterly from the Northwesterly boundary of Lot J; thence Northwesterly and parallel to the Southwesterly boundary of 10th Street 11.0 feet; thence Northeasterly and parallel with the Northwesterly boundary of said Lot J, 35 feet to a point in the said Southwesterly boundary of 10th Street; thence Southeasterly along said Southwesterly boundary of 10th Street, 45.0 feet to the point of beginning; all in Klamath County, Oregon. Klamath County Tax Account #3809-29DC-9700.

This Deed is being re recorded to set out proper legal description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 11 day of MAY, 19 93; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Leela Benjamin
 LEELA BENJAMIN

CALIFORNIA

STATE OF OREGON, County of LOS ANGELESThis instrument was acknowledged before me on May 11th, 19 93,

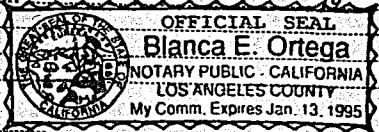
by

This instrument was acknowledged before me on

by

as

of

My commission expires 1/13/95Notary Public for Oregon CALIFORNIA

LEELA BENJAMIN
111 N ATLANTIC BLVD SE
ALHAMBRA, CA 91801
 Grantor's Name and Address

BRUCE E BEINK
1643 MANZANITA ST
KLAMATH FALLS, OR 97601
 Grantee's Name and Address

After recording return to (Name, Address, Zip):

BRUCE E BEINK
1643 MANZANITA ST
KLAMATH FALLS, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

BRUCE E BEINK
1643 MANZANITA ST
KLAMATH FALLS, OR 97601
KLAMATH FIRST FEDERAL S&L
510 MAIN ST
KLAMATH FALLS, OR 97601

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of, 19 93, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

11119
12115

Acknowledgement

State of CALIFORNIA

County of LOS ANGELES } SS.

On MAY 11, 1993 before me, BLANCA E. ORTEGA

personally appeared LEELA BENJAMIN



(This area for official seal)

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature Blanca E. Ortega

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

IT-1100 (11/90)

Title or Type of Document BARGAIN AND SALE DEED

Number of Pages 1 Date of Document 5/11/93

Signer(s) Other Than Named Above

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 17th day of May A.D., 1993 at 3:16 o'clock P M., and duly recorded in Vol. M93 of Deeds on Page 11118

FEE \$35.00



Evelyn Biehn - County Clerk

By Caroline M. Miller

INDEXED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day of May A.D., 1993 at 10:33 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 12114

FEE \$10.00

Evelyn Biehn County Clerk

By Annette Mueller