

75608

WARRANTY DEED
MTC 1396-6853

Vol 94 Page 4065

KNOW ALL MEN BY THESE PRESENTS, That GILBERT BENJAMIN and CORRINE BENJAMIN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBIN BARRETT & MARVEL BARRETT tenants by the entirety as to an undivided 1/2 interest and LINDA BARRETT, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 ATTACHED EXHIBIT "A".

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be disclosed therein.

(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. 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 of the above granted premises, free from all encumbrances except reservations, restrictions, rights-of-way, easements of record and those apparent upon the land,

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 \$ 80,693.00

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 15th day of January, 1979, 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.

(If executed by a corporation, affix corporate seal)

GILBERT BENJAMIN
CORRINE BENJAMIN

STATE OF OREGON,

County of KLAMATH

January 15, 1979

STATE OF OREGON, County of

January 15, 1979

Personally appeared

and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named

GILBERT BENJAMIN & CORRINE BENJAMIN

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

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

GILBERT & CORRINE BENJAMIN

Rt. 1, Box 584

Bonanza, OR 97623

GRANTOR'S NAME AND ADDRESS

ROBIN & MARVEL BARRETT

RT 2 BOX 196

BONANZA OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

ROBIN & MARVEL BARRETT

RT 2 BOX 196

BONANZA OR 97623

NAME, ADDRESS, ZIP

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

ROBIN & MARVEL BARRETT

RT 2 BOX 196

BONANZA OR 97623

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

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

DESCRIPTION:

PARCEL I:

Lot 17, Block 64, KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT, PLAT #3, in the County of Klamath,
State of Oregon.

PARCEL II:

Lot 16, Block 64, KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT, PLAT #3, ALSO Lot 3, Block 26,
KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT #2, in the County of Klamath, State of
Oregon.

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 3. (Lots 16 and 17)
2. Covenant by Curtis Blaustein to release lien of mortgage in Exception 2 covering any parcels of said property purchased from mortgagor and paid for, as set forth in instrument recorded in Mortgage Volume 227 at pages 409 and 410, Records of Klamath County, Oregon. (Affects Lots 17).
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded: June 24, 1965
Book: 362
Page: 400
(Affects Lots 16 and 17)
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2. (Affects Lot 3).
5. Timber Deed, including the terms and provisions thereof, as set forth in Deed Volume 357 at page 432, recorded November 13, 1964, given to Tree Lake Development Co. and Pine Tree Land Development Co., doing business as Klamath Forest Estates Unit No. 2. (Affects Lot 2).

6. Covenants, including the terms and provisions thereof, between Pine Tree Land Development Co., an Oregon Corporation, and Tree Lake Development Co., an Oregon Corporation, and Fred C. Ferro, recorded May 11, 1964, in Mortgage Volume 223 at page 168, Records of Klamath County, Oregon. (Release clause wherein upon sale of each lot and purchase price has been paid said mortgage shall be partial released)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 4th day
of Feb A.D., 19 94 at 10:22 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 4065

FEE \$40.00

Evelyn Biehn County Clerk
By *Ruthie Mullendore*