

KNOW ALL MEN BY THESE PRESENTS, That  
WARREN R. BEESON and BARBARA BEESON, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
CLIFFORD M. BENNETT and LINDA L. BENNETT, husband and wife

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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:

- Lot 1, Block 1, FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
- Statutory powers, including power of assessment, of South Suburban Sanitary District.
- Building setback line 20' from Gary St. and 15' from Memorie Lane as shown on plat.
- Public utilities easement along rear lot lines as shown on plat.
- Reservations as contained in plat dedication.
- Covenants, conditions and restrictions, but omitting restrictions, if any, based on provisions thereof, recorded October 5, 1959 in Volume 316, page 326, and amended by instrument recorded September 29, 1961 in Volume 332, page 660, all Deed Records of Klamath County, Oregon.

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 as set forth above

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 \$24,700.00  
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 2nd day of April, 1976, 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)

Warren R. Beeson  
Warren R. Beeson

Barbara Beeson  
Barbara Beeson

STATE OF OREGON,  
County of Klamath } ss.  
April 2, 1976

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

Personally appeared the above named  
WARREN R. BEESON and  
BARBARA BEESON  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, 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 \_\_\_\_\_ a corporation, 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.

Before me, \_\_\_\_\_  
(OFFICIAL SEAL)  
My commission expires: 8-12-77

Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

BEESON  
GRANTOR'S NAME AND ADDRESS

BENNETT  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Clifford M. and Linda L. Bennett,  
4360 Memorie Lane  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

State of Oregon D.V.A.  
1225 Ferry St. S.E.  
Salem, Oregon 97310  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of \_\_\_\_\_ ss.

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/real number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

STATE OF OREGON, COUNTY OF KLAMATH  
Filed for record at request of Aspen Title  
of April A.D. 19 94 at 1:42 o'clock P M., and duly recorded in Vol. M94 day  
of Co. Lien Docket on Page 13263  
Evelyn Biehn County Clerk  
By Annette Mueller

FEE \$10.00