

• 00

94259

01-31-95P02:39 RCVD

Vol. 95 Page 2179

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Lynn G Westwood

....., hereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Calvin A. Benedict and Gretta L. Benedict husband and wife, with full rights of survivorship

the grantee, and unto 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 2 in KLAMATH FOREST EXTATES
(R259829)

(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 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 \$ full consideration
~~However, the actual consideration consists of or includes other property or value given or promised which~~
~~the whole consideration (and hence which). (The sentence between the symbols @ if not applicable should be deleted. See CRS 93-010.)~~

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 31st day of JANUARY, 1995; 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.

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.

Lynn Q Westwood

STATE OF OREGON, County of KLAMATH) ss

This instrument was acknowledged before me on JANUARY 31, 1995,
by LYNN G WESTWOOD

This instrument was acknowledged before me on _____ 19__

by

as

of



OFFICIAL SEAL
PAUL BRECKNER
NOTARY PUBLIC-OREGON
COMMISSION NO. 028160
COMMISSION EXPIRES SEP. 22, 1997

Paul Breckner

Notary Public for Oregon

My commission expires

Lynn G Westwood
P.O. Box 924
Klamath Falls, OR 97601-0049

Calvin A. & Gretta L. Benedict
P.O.Box 221121
Sacramento, CA 95822

After recording return to:
Calvin A & Gretta L. Benedict
P.O.Box 221121
Sacramento, CA 95822

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

Calvin A. & Gretta L. Benedict
P.O.Box 221121
Sacramento, CA 95822

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 31st day of Jan., 1995, at 2:39 o'clock P. M., and recorded in book/fee/volume No. 895, on page 2179, or as fee/file/instrument/microfilm/reception No 94259. Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk	
NAME	DATE

By Pauline J. Mulholland & Deputy

FEE: \$30.00