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MT C 37271W

WARRANTY DEED

Vol. 96 Page. 4379

MIKE M. BENEDICT and SANDRA S. BENEDICT, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to
GUNNAR GUNDERSEN and GUADALUPE GUNDERSEN, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of Klamath and State of Oregon, to wit:

"SEE EXHIBIT A"

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 12,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 735 Hawthorne NV 89415

Dated this 30th day of January, 1996

Mike M. Benedict
MIKE M. BENEDICT

Sandra S. Benedict
SANDRA S. BENEDICT

NOTARY ACKNOWLEDGEMENT

STATE OF California
COUNTY OF Imperial SS. _____ 19 ____

Personally appeared the above named _____

See attached acknowledgment

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____

My commission expires _____

(seal)

Return to:

GUNNAR GUNDERSEN

P.O. Box 735

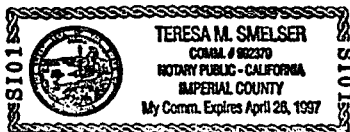
Hawthorne NV 89415

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

4380

State of California
 County of Imperial
 On Jan. 30, 1996 before me, Teresa M. Smelser
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Mike M. Benedict and Sandra S. Benedict
Name(s) of Signer(s)

☒ 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.

Teresa M. Smelser
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"
LEGAL DESCRIPTION

4381

A tract of land situated in the SE 1/4 of the NW 1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE 1/4 of the NW 1/4, said point being South 89 degrees 58' 36" East 1319.48 feet and North 00 degrees 17' 46" East 115.59 feet from the West corner of said Section 29; thence North 00 degrees 17' 46" East along the West line of the SE 1/4 of the NW 1/4 75.72 feet; thence North 48 degrees 26' 22" East 972.11 feet; thence South 41 degrees 33' 38" East 128.54 feet; thence South 16 degrees 39' 40" East 365.11 feet; thence South 73 degrees 20' 20" West 957.96 feet to the point of beginning. TOGETHER WITH and subject to a 60 foot easement for ingress and egress as shown on Survey Map No. 2579 as recorded in Klamath County Surveyor's Office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 15th day
of Feb A.D., 19 96 at 3:09 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 4379

Bernetha G. Letsch, County Clerk

FEE \$40.00

By *Pauline Mullendore*