

15053

VOL 77 PAGE 8419

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that MAURICE R. DOUGLASS and IMA C. DOUGLASS, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantees paid by JAMES TAYLOR BENNINGTON, hereinafter called the Grantee, do hereby grant, bargain, sell and convey unto the said Grantee and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the county of Klamath, State of Oregon, described as follows, to-wit:

Lot 11 in block 1 of BEL-AIRE GARDENS

SUBJECT TO: 1. Taxes for the fiscal year 1970-71;

2. Regulations, contracts, easements and water and irrigation rights in connection with Klamath Project and Enterprise Irrigation District;

3. Regulations, liens, assessments and laws relating to South Suburban Sanitary District;

4. Building restrictions, set back provisions, rights conditions and easements as shown on the plat and in the Dedication of BEL-AIRE GARDENS, omitting restrictions therein, if any, based on race, color, religion or national origin;

5. Conditions and restrictions, including the terms and provisions thereof, contained in an instrument dated July 10, 1963, recorded in Deed Volume 346 at page 441, Records of Klamath County, Oregon, omitting restrictions therein, if any, based on race, color, religion or national origin;

6. Trust Deed, including the terms and provisions thereof, dated April 16, 1965, recorded April 23, 1965, in Mortgage Volume 230 at page 6, given to secure the payment of \$14,600.00 with interest thereon and such future advances as may be provided therein, executed by Maurice R. Douglass and Ima C. Douglass, husband and wife, to Oregon Title Insurance Co., an Oregon Corporation as Trustee for Beneficiary, Commonwealth, Inc., an Oregon corporation, which trust deed was assigned to Federal National Mortgage Association by instrument recorded November 8, 1965 in County Clerk's Volume M-65 at page 3457, and which trust deed Grantee assumes and agrees to pay in accordance with the terms thereof.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantee

Warranty Deed - Page 1

BOIVIN, BOIVIN  
& KOSTA  
ATTORNEYS AT LAW  
210 BOIVIN BUILDING  
KLAMATH FALLS,  
OREGON 97601  
TELEPHONE 884-8101

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FORM No. 105A-MORTG

FORM No. 725-SA

KNOW ALL  
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FORM No. 925-S

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by

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4 Grantors will

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8 The true

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10 WITNESS

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1 and Grantee's heirs, successors and assigns, that Grantors are  
 2 lawfully seized in fee simple of the above granted premises, free  
 3 from all encumbrances except as hereinabove set forth, and that  
 4 Grantors will warrant and forever defend the above-granted premises  
 5 and every part and parcel thereof against the lawful claims and  
 6 demands of all persons whomsoever, except those claiming under the  
 7 above-described encumbrances.

8 The true and actual consideration paid for this transfer  
 9 stated in terms of dollars is the sum of \$20,000.00.

10 WITNESS Grantors' hands this 18th day of September, 1970.

11 Maurice R. Douglass  
 12 Ima C. Douglass

13 STATE OF OREGON )  
 14 ) ss.  
 15 County of Klamath )

16 On this 18th day of September, 1970, personally appeared  
 17 before me, a Notary Public in and for said County and State, the  
 18 within named MAURICE R. DOUGLASS and IMA C. DOUGLASS, husband and  
 19 wife, and acknowledged the foregoing instrument to be their voluntary  
 20 act and deed.

21 Lois J. Shuck  
 22 Notary Public for Oregon  
 23 My Commission Expires: 5/3/74

24 STATE OF OREGON, }  
 25 County of Klamath } ss.

26 Filed for record at request of:  
 27 Transamerica Title Company  
 28 on this 23rd day of September A. D., 1970  
 29 at 11:21 o'clock A. M. and duly  
 30 recorded in Vol. M 70 of Deeds  
 31 Page 8419

32 WM. D. MILNE, County Clerk  
 By Theresa F. Lutz  
 Fee \$3.00 Deputy.

Return  
 BOIVIN, BOIVIN  
 & KOSTA  
 ATTORNEYS AT LAW  
 210 BOIVIN BUILDING  
 KLAMATH FALLS,  
 OREGON 97601  
 TELEPHONE 884-8101

Warranty Deed - Page 2

FORM No. 105A-MORTGAGE

FORM No. 725-SA

KNOW ALL  
 Dalton, De

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FORM No. 925-S

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by

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 Maurice R.

Three Thousand

with interest thereon at the r  
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1970 and a like payment

interest has been paid; if any o

option of the holder of this note

reasonable attorney's fees and

amount of such reasonable attor

is tried, heard or decided. The

1. Amount of note—Amt. financed

2. FINANCE CHARGE (interest from

date to maturity)

3. Total