

28-8321

KNOW ALL MEN BY THESE PRESENTS, That FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF KLAMATH FALLS, United States a corporation duly organized and existing under the laws of the ~~State of Oregon~~, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT S. BENTON and EMMA LOU BENTON, husband and wife,

, hereinafter called 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 11 in Block 7, Tract No. 1037 known as FIFTH ADDITION TO SUNSET VILLAGE.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fifth Addition to Sunset Village; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 13, 1972, in Book M-72 at page 6318, Microfilm Records; Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street; Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width; Easements and rights of way of record and those apparent on the land, if any. (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 above set forth,

and that grantor will warrant and forever defend the above granted 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 \$ 33,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) in the whole.~~

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, on January 9, 1975. FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF KLAMATH FALLS

(SEAL)

By *James D. Bocchi* President

By *James D. Bocchi* Secretary

STATE OF OREGON, County of Klamath ) ss: January 29, 1975  
Personally appeared Van S. Mollison and James D. Bocchi  
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 First Federal Savings and Loan Association of Klamath Falls, 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.

(OFFICIAL SEAL)

Before me: *James D. Bocchi*  
Notary Public for Oregon  
My commission expires: 5-14-76

NOTE—The sentences between the symbols ( ), if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED CORPORATION

TO

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

No. AFTER RECORDING RETURN TO  
Enver Bozgoz, Attorney  
260 Main Street  
Klamath Falls, Oregon 97601

Until a change is requested, all tax statements shall be sent to the following address:  
*First Federal  
540 Main  
City*

FEE \$ 2.00

STATE OF OREGON

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 6th day of FEBRUARY, 1975, at 3:40 o'clock P.M., and recorded in book M 75 on page 1562 or as file number 97864, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title

By *W. D. Milne* Deputy

RECEIVED FEB 6 1975