

## -WARRANTY DEED-

A-25742

DOROTHY ANN KOHLER, Grantor, conveys to RAYMOND DALE BENNETT and KATHLEEN CECILIABENNETT, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

Lot 16 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: That Deed of Trust, including the terms and provisions thereof, executed by Don Michaels and Dorothy Ann Michael, husband and wife, as Grantors, to Transamerica Title Insurance Company as Trustee, for First National Bank of Oregon as beneficiary, dated August 11, 1972, recorded August 11, 1972, in Volume M72 page 9946, Microfilm records of Klamath County, Oregon, to secure the payment of \$18,000.00, which Grantees herein assume and agree to pay.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty Three Thousand and No/100ths (\$23,000.00) DOLLARS.

Until a change is requested all tax statements shall be mailed to the following address: First National Bank, PBox 3131, Portland Or 97208.

DATED this 6 day of May, 1975.

*Dorothy Ann Kohler*

STATE OF OREGON )  
County of Klamath ) ss.  
May 6, 1975.

Personally appeared the above-named DOROTHY ANN KOHLER and acknowledged the foregoing instrument to be her voluntary act. Before me:

*[Signature]*  
Notary Public for Oregon  
My Commission expires: 8-5-75

After recording return to: Raymond Bennett  
4670 Cannon St  
Klamath Falls, OR

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO  
this 6th day of May A. D., 1975 at 12:57 o'clock P.M., and duly recorded in  
Vol. M.75, of DEEDS on Page 4841

FEE \$ 2.00.

WM. D. MILNE, County Clerk

*[Signature]* Deputy