

2527

Vol. 75 Page 7718

WARRANTY DEED  
This Indenture Witnesseth, THAT Warren C. Bennet and Frances R. Bennet, being the same persons as Warren C. Bennet and Frances R. Bennett, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Bend-Portland Truck Service, Inc., an Oregon corporation,

its heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 16, 17, 18, 19 and 20 in Block 17 of SECOND RAILROAD ADDITION to City of Klamath Falls, Oregon;

Subject to perpetual easement reserved by J. C. Rutenic, et ux, in deed dated September 30, 1918, recorded October 1, 1918, in Vol. 51 at page 1, Deed Records of Klamath County, Oregon, to J. P. Satterlee, for the foundation and other parts of the concrete wall then on South line of property in question, to extend over on the part of the property in question, the same as it then did, if it actually did extend over said line (affects a portion of Lot 16); and subject to easement for driveway and sewer purposes, including the terms and provisions thereof, by J. P. Satterlee, et ux to Warren C. Bennet, et ux, et al., dated November 17, 1936, recorded in Vol. 145 at page 595, Deed Records of Klamath County, Oregon. (Affects a portion of Lot 16).

JUL 9 1975

RECEIVED

9:30 am

The true and actual consideration for this transfer is \$ 125,000.00 being payable in cash.

The foregoing recitation of consideration is true as I verily believe.  
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals  
this 2nd day of January 1968.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. January 2, 1968.  
Personally appeared the above named Warren C. Bennet and Frances R. Bennet, being the same persons as Warren C. Bennett and Frances R. Bennett, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon.  
My commission expires Nov. 20, 1971.

From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

RETURN TO:  
System 99  
8201 Edgewater Drive  
Oakland, Ca. 94621  
Attn: E. C. Maroder

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 9th day of JULY, 1975, at 9:30 o'clock A.M., and recorded in book M. 75 on page 7718 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder.

By Hazel Orzelle

Deputy

FEE \$ 2.00