

26357

-WARRANTY DEED-

JACK THOMAS HAYES and PHYLLIS A. HAYES, husband and wife, Grantors, warrant and convey to DURANT REAL ESTATE, a Partnership, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lots 11 and 12 in Block 12 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, EXCEPTING THEREFROM the N $\frac{1}{2}$ of the adjacent vacated alley.

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, given by Jack Thomas Hayes and Phyllis A. Hayes, husband and wife, to the State of Oregon represented and acting by the Director of Veterans' Affairs, dated July 5, 1973, recorded July 6, 1973 in Vol. M73 page 8584, Microfilm records of Klamath County, Oregon, to secure the payment of \$12,600, which Mortgage Grantee herein assume and agrees to pay according to the terms thereof

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 Five Hundred and No/100ths (\$23,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Durant Real Estate, 2050 South Sixth Street, Klamath Falls, Oregon.

DATED this 4th day of March, 1977.

Jack Thomas Hayes
Phyllis A. Hayes

STATE OF OREGON)
) ss.
County of Klamath)
3-4, 1977.

Personally appeared the above-named JACK THOMAS HAYES and PHYLLIS A. HAYES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Return to: Durant R.E.
2050 So. Sixth St.-City

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

WILLIAM P. BRANDSNESS this 7th day of MARCH, A. D. 1977 at 2:20 o'clock P. M. on 1
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
duly recorded in Vol. M 77, of DEEDS on Page 3876

FEE \$ 3.00

Wm D. MILNE County Clerk

By *[Signature]*