

-WARRANTY DEED-

A-27671

DURANT REAL ESTATE, a partnership, Grantor, warrants and conveys to JACK T. HAYES and PHYLLIS HAYES, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at a point 447.4 feet North and 557.4 feet West of the Southeast corner of Section 36 in Township 39 South, Range 7 E.W.M.; thence continuing North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the point of beginning. SAVING AND EXCEPTING therefrom the Easterly 5 feet conveyed to Klamath County by Deed recorded July 21, 1975 in Volume M-75, page 8220 of Microfilm Records of Klamath County, Oregon

and covenant that grantor is the owner of the above-described real 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 Thirty Eight Thousand Five Hundred and No/100ths (\$38,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Director of Veterans Affairs, Salem, Oregon 97310

DATED this 25 day of March, 1977.

Return to
Mr. and Mrs. Jack T. Hayes
General Delivery
Keno, Oregon 97627

DURANT REAL ESTATE, a Partnership

By: *[Signature]*

By: *[Signature]*

STATE OF OREGON)
County of Klamath) ss.

March 25, 1977.

Personally appeared the above-named VERNON L. DURANT, a partner, and BRUCE L. DURANT, a partner, and acknowledged the foregoing instrument to be their voluntary act. Before me

Notary Public for Oregon
My Commission expires: 8-25-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record of request of KLAMATH COUNTY TITLE CO.
this 28th day of MARCH A.D. 1977 at 2:25 o'clock P.M.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

duly recorded in Vol. M 77, of DEEDS on Page 5103

FEE \$ 3.00

W. D. MILNE, County Clerk

[Signature]