

KNOW ALL MEN BY THESE PRESENTS, That Jack L. Bennett and Joyce Bennett,

Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard L. Thurber and Sally L. Thurber, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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 5 in Block 13, THE MEADOWS-TRACT 1026, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF 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 as stated on the reverse or those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said 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 \$ 41,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ¶, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7 day of September, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Jack L. Bennett

Joyce Bennett

STATE OF OREGON,

County of Klamath

September 7, 1978

STATE OF OREGON, County of) ss.

Personally appeared) and

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

a corporation, 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

July 13, 1981

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Jack and Joyce Bennett

Richard L. and Sally L. Thurber

Richard L. and Sally L. Thurber
621 North 11th Street
Klamath Falls, Oregon 97601

Department of Veterans Affairs
1225 Ferry Street S. E.
Salem, Oregon

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1978, at o'clock M., and recorded in book on page or as file/record number, Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

1. Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Regulations, including levies assessments, water and irrigation rights and easements for ditches and canals of Meadows District Improvement Co.
4. Regulations, including levies, assessments, liens, rights of way and easements of the South Suburban Sanitary District.
5. Reservations and restrictions as contained in plat dedication, to wit: "said plat being subject to: A 25 foot building set-back line along side street lines; Easements as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; Additional restrictions as provided in any recorded protective covenants."
6. A 25 foot building set back line from street as shown on dedicated plat.
7. An 8 foot utility easement along rear of lot as shown on dedicated plat.
8. Covenants, easements and restrictions, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded November 29, 1971 in Volume M71, page 12500, Microfilm Records of Klamath County, Oregon. (copy attached)
9. An easement created by instrument, including the terms and provisions thereof, Dated: April 16, 1931
Recorded: May 2, 1931
Volume: 95, page 177, Deed Records of Klamath County, Oregon
In favor of: California Oregon Power Company
For: Transmission and distribution of electricity

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of Mountain Title Co

on the 8th day of September A. D. 19 78 at 11:30 o'clock A.M., on

filed and recorded in Vol. M78, of Deeds on Page 19874

W. D. MILNE, County Clerk

By: Barbara A. DeLoach

Fee \$6.00