

54659

WARRANTY DEED

Vol. M18 Page 19874

KNOW ALL MEN BY THESE PRESENTS That Jack L. Bennett and Joyce Bennett, Husband and Wife hereinafter called the grantor, for the consideration hereinabove 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 MADIGAN 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 conveys to and will said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above mentioned 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.

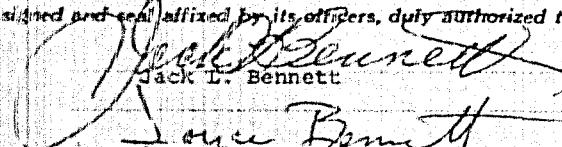
and that

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 part of the consideration (indicate which). (The sentence between the symbols { } if not applicable, should be deleted. See ORS 93.030.)

In constituting 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.


  
Jack L. Bennett


  
Joyce Bennett

Placed by a corporation,  
the corporate seal

STATE OF OREGON,  
County of Klamath  
September 7, 1978

Personally appeared the above named  
Jack L. Bennett and Joyce Bennett

and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me:  
  
(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires Aug. 13, 1981

Jack and Joyce Bennett

GRANTOR'S NAME AND ADDRESS  
Richard L. and Sally L. Thurber

RECORDING OFFICE AND ADDRESS  
Richard L. and Sally L. Thurber  
621 North 11<sup>th</sup> Street  
Klamath Falls, Oregon 97601

Unless otherwise requested all his documents shall be sent to the following address:

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

NAME, ADDRESS, DATE

Notary Public for Oregon  
My commission expires

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of

, at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

- 19875
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.  
and for record of request of Mountain Title Co.

5th day of September A.D. 1978 or 11:30 o'clock A.M., on  
My recorded in Vol. M78, of Deeds on Page 19874  
W. D. MILNE, County Clr.  
*By [Signature]*  
Fee \$6.00