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-WARRANTY DEED-

Vol. <sup>M</sup>78 Page 26042

STANLEY M. BENNETT and VERA L. BENNETT, husband and wife, Grantors, warrant and convey to DURANT REAL ESTATE, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 2 Block 6 of First Addition to Moyina Manor, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: That certain Trust Deed, including the terms and provision thereof, given by Stanley M. Bennett and Vera L. Bennett, husband and wife, as grantor to William Ganong, as Trustee for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary dated May 13, 1970, recorded May 18, 1970, in Volume M-70 page 2969, Microfilm records of Klamath County, Oregon, to secure the payment of \$21,150.00, which Grantee herein assumes and agrees to pay.

SUBJECT TO AND EXCEPTING:

(1) rules, regulations, liens and assessments of South Suburban Sanitary District; (2) reservations and restrictions contained in the dedication of First Addition to Moyina Manor, as follows: "... subject to (a) easements for future public utilities as shown on the annexed plat, (b) building setback lines as shown on the annexed plat; (c) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants; (4) reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Fifty Nine Thousand Five Hundred and No/100ths (\$59,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Durant Real Estate 2050 So. 6th Klamath Falls, Oregon 97601

DATED this 14th day of November, 1978.

Stanley M. Bennett  
Vera L. Bennett

STATE OF OREGON )  
County of Klamath )

ss. November 14,, 1978.

Personally appeared the above-named STANLEY M. BENNETT and VERA L. BENNETT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

After recording return to:  
Durant Real Estate  
2050 So. 6th St.  
Klamath Falls, Oregon 97601

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of November A.D., 19 78 at 3:15 o'clock P M., and duly recorded in Vol. M78, of November on Page 25668.

FEE \$3.00

WM. D. MILNE, County Clerk

By Bennett and Bennett

Deputy

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record of ~~XXXXXXX~~

this 17th day of November A. D. 1978 at 1:16 clock PM, a.

July recorded in Vol. 178 of Deeds on Page 26042

Wm D. MILNE County Clerk

*Bernard H. H. H. H.*

*No fee*

*[Faint, mostly illegible text, likely a deed or legal document. A large diagonal watermark "Unofficial Copy" is visible across the page.]*