

Until a change is requested, all tax statements shall be sent to the following address: KEFS & L 540 MAIN

91118

Vol. 1780 Page 19765

WARRANTY DEED

JERRY M. MENESTRINA and NANCY K. MENESTRINA, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto MARY CARLENE BUNYARD, hereinafter referred to as Grantee, her heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lot 15, LEWIS TRACTS, in the County of Klamath,  
State of Oregon.

SUBJECT TO: (1) Regulations, including levies  
liens and utility assessments of the City of  
Klamath Falls.

(2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

(3) Regulations, including levies, liens and assessments, rights of way and easements of the South Suburban Sanitary District.

(4) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 10, 1946, in Book 195, page 229, for irrigation purposes.

to have and to hold the same unto Grantee, her heirs, successors  
and assigns forever.

Grantors hereby covenant to and with said Grantee, her heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$47,000.00.

In Witness Whereof, the Grantors have executed this instrument this 9th day of OCTOBER, 1980.

Jerry M. Menestrina

Nancy K. Menestrina

STATE OF OREGON                 )  
County of Klamath              ) ss.

Before me this 9<sup>th</sup> day of OCTOBER, 1980,  
personally appeared the above-named JERRY M. MENESTRINA and  
NANCY K. MENESTRINA, husband and wife, and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon

My Commission Expires: 3/30/81

(S E A L)  
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 10th day of October A.D., 19 80 at 10:27 o'clock A M., and duly recorded in Vol. M80 of Deeds on Page 9766.

FEE \$3.50

WM. D. MILNE, County Clerk

By Suzantha Hetch Deputy