

1-1-74

30738

MP 13010-K
SPECIAL WARRANTY DEED

Vol. 1183 Page 19814

KNOW ALL MEN BY THESE PRESENTS, That United States National Bank of Oregon, a national banking association, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Bradley D. Bennett and Beatrice E. Bennett hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 8, Block 7, TRACT 1091, LYNNWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.---

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 75,000.00

IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of November, 1983; 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.

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 10th day of November, 1983; 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)

UNITED STATES NATIONAL BANK OF OREGON

BY: *[Signature]*

STATE OF OREGON,

County of _____

, 19 _____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Multnomah) ss.

November 10, 1983

Personally appeared Roger C. Lundeen

and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the Assistant Vice President president and that the latter is the Secretary of U. S. National Bank of Oregon, an association

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:

[Signature]
Notary Public for Oregon

My commission expires 7-28-85

(OFFICIAL SEAL)

U. S. National Bank of Oregon
P. O. Box 4412
Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

Bradley D. & Beatrice E. Bennett
1200 Lynnwood Blvd.
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bradley D. & Beatrice E. Bennett
1200 Lynnwood Blvd.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Bradley D. & Beatrice E. Bennett
1200 Lynnwood Blvd.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of November, 1983, at 10:20 o'clock AM., and recorded in book MS3 on page 19814 or as file/reel number 30738

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By *[Signature]* Deputy

Fee: \$4.00