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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BRADLEY D. BENNETT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEATRICE E. BENNETT

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 8, Block 7, Tract No. 1091, LYNNWOOD;
Subject to: 1. Regulations, including Levies, Liens, and utility assessments of city of Klamath Falls; 2. Conditions, Restrictions as shown on the recorded Plat of Lynnewood; 3. Set back provisions on the recorded Plat and 4. Declarations of conditions and Restrictions Recorded July 20, 1973 at M-73 9383 as amended by instrument recorded on June 9, 1976 at M-76 page 8497 and by instrument recorded on September 13, 1977 at M-77 page 17035.

(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

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 \$0- no other...
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 ①, 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 23rd day of May, 1989; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Bradley D. Bennett

STATE OF OREGON,
County of Klamath } ss.
May 23, 1989

Personally appeared the above named
BRADLEY D. BENNETT

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7-6-90

STATE OF OREGON, County of) ss.
1989

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 be-
half 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:
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

Bradley D. Bennett

GRANTOR'S NAME AND ADDRESS
Beatrice E. Bennett
1200 Lynnewood Blvd
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
Klamath First Federal S & L
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
30th day of May, 1989,
at 10:49 o'clock A.M., and recorded
in book/reel/volume No. M89 on
page 9309 or as fee/file/instru-
ment/microfilm/reception No. 113,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By _____ Deputy

Fee \$8.00