

45553

WARRANTY DEED

MTC 27683

KNOW ALL MEN BY THESE PRESENTS, That
AND WIFE

JACK L. BENNETT AND JOYCE BENNETT, HUSBAND

Vol 11782 Page 11782

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANTHONY J. HAROIAN AND LAURIE J. MARTIN, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 48 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated West Oregon Avenue which inured thereto by Ordinance No. 6393, recorded June 11, 1982 in Volume M82 at Page 7457, Microfilm Records of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

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JUN 92

"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."

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 lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$ 59,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, 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 28th day of May, 19 92; 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.

STATE OF OREGON,)
County of Klamath) ss.
May 28, 19 92.

Jack L. Bennett

Joyce Bennett

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

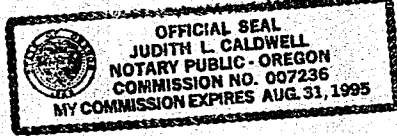
and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

Judith L. Caldwell

Notary Public for Oregon

My commission expires: 8-31-95



STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

, 19 , by

, president, and by

, secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: (SEAL)

Jack L. Bennett

Joyce Bennett

C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Anthony J. Haroian and Laurie J. Martin

238 W. Oregon Avenue

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 1st

day of June, 19 92,

at 3:37 o'clock P. M., and recorded

in book M92 on page 11787 or as

file/reel number 45553,

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Nussle, Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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