

44660

MTC 44939-LW Vol. 1997 Page 29079
WARRANTY DEED

WARREN BENNER and KATHLEEN BENNER, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
MARK DURBIN and FERN DURBIN, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

The Southerly 40 feet of Lot 755 in Block 117, MILLS ADDITION to the City
of Klamath Falls, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 30,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

Dated this 31 day of July, 1997

Warren Benner
WARREN BENNER

Kathleen Benner
KATHLEEN BENNER

STATE OF OREGON

COUNTY OF KLAMATH

ss. July 31 19 97

Personally appeared the above named WARREN BENNER AND KATHLEEN BENNER

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Legget-Weatherby
Notary Public for OREGON
My commission expires 11/20/99

ESCROW NO. MT41939-LW

Return to:
MARK DURBIN

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 4th day of Sept. A.D., 1997
at 3:49 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 29079.

Bernatha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.