

A-21724

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WARRANTY DEED

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MAY 31 2 11 PM 1972

KNOW ALL MEN BY THESE PRESENTS, that ROBERT EARL GARRISON, also known as ROBERT E. GARRISON, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by KEITH RICE, INC., an Oregon corporation, hereinafter called 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, and described as follows, to-wit:

The Easterly 40 feet of Lot 4 in Block 14 of Hot Springs 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:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Mortgage, including the terms and provisions thereof, given by Robert E. Garrison, an unmarried man, to Equitable Savings & Loan Association, an Oregon corporation, dated February 18, 1971, recorded March 2, 1971, Vol. M-71 page 1724, Microfilm Records of Klamath County, Oregon, to secure the payment of \$8,800.00, which mortgage Grantee assumes and agrees to pay.
3. Assignment of Rents, including the terms and provisions thereof, given by Robert E. Garrison, an unmarried man, to Equitable Savings and Loan Association, an Oregon corporation, dated February 18, 1971, recorded March 2, 1971, Vol. M-71, page 1726, Microfilm Records of Klamath County, Oregon, given as additional security for the above mortgage.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.



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And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that said Grantor will warrant and forever defend the above granted 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 \$7,000.00.

WITNESS Grantor's hand this 10<sup>th</sup> day of May.



STATE OF OREGON )  
County of Klamath ) ss.

Robert E. Garrison

Personally appeared the above named ROBERT EARL GARRISON, also known as ROBERT E. GARRISON, and acknowledged the foregoing to be his voluntary act and deed.

BEFORE ME this 10<sup>th</sup> day of May, 1972.

Jada N. Schmeck  
NOTARY PUBLIC FOR OREGON  
My Commission expires: Feb 24, 1973

STATE OF OREGON,  
County of Klamath

Filed for record at request of

Klamath County Title

on this 31st day of May, A.D. 19 72

at 2:11 o'clock P. M, and duly

recorded in Vol. M72 of Deeds

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Wm D. MILNE, County Clerk

By Lissa A. Pate Deputy

Fee \$4.00

WARRANTY DEED, PAGE TWO.