

A-25136

-WARRANTY DEED-

KEITH RICE, INC., an Oregon corporation, grantor, conveys to FLOYD G. OSBAN and JOANNE E. OSBAN, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

The West 15 feet of Lot 1 and the East 30 feet of Lots 2 in Block 62 of NICHOLS ADDITION to the City of Klamath Falls, formerly Linkville, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof executed by Robert E. Garrison, as grantor, to Transamerica Title Insurance Company, as Trustee for Equitable Savings & Loan Association, an Oregon corporation, as beneficiary, dated February 16, 1971, recorded March 2, 1971, in Volume M71 page 1729, Microfilm records of Klamath County, Oregon, to secure the payment of \$7,500 which Trust Deed Grantees herein assume and agree to pay.

SUBJECT TO: That certain Assignment of Rents, including the terms and provisions thereof, by and between Robert E. Garrison, to Equitable Savings & Loan Association, an Oregon corporation, dated February 16, 1971, recorded March 2, 1971, in Volume M71 page 1731, Microfilm records of Klamath County, Oregon, given as additional security for the Mortgage shown above, which Grantees herein assume.

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 1974-75 taxes are now a lien but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Ten Thousand and No/100ths (\$10,000.00) DOLLARS.

DATED this 24 day of Oct, 1974.

KEITH RICE, INC., an Oregon corporation

By: Leuch B. Rice President

By: Paul R. Berger Secretary

VANDENBERG and BRANDSNESS

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

13976

STATE OF OREGON.)
) ss.
County of Klamath)

October 25, 1974, 1974.

Personally appeared the above named Keith Rice, who, being sworn stated that he is President, and Fred Burgoyne, who, being sworn, stated that he is Secretary, of grantor corporation and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors.

Maile Pinnels
Notary Public for Oregon
My Commission expires: 9/23/77

Return:
Floyd G/ Joanne E. Osban
931 Lincoln Street
Klamath Falls, Oregon

Ret: 931 Lincoln St.

Until a change is requested all tax statements shall be mailed to the following address: Geuthele Sloan

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 25th day of OCTOBER A. D., 19 74 at 2:39 o'clock P. M., and duly recorded in

Vol. M. 74, of DEEDS on Page 13975

FEE \$ 4.00

WM. D. MILNE, County Clerk
By Glazef Dragan Deputy