

96043

Vol. 74 Page 16270

WARRANTY DEED

FRED L. MAHN, hereinafter called grantor, conveys to THE OREGON BANK, an Oregon corporation, Trustee for Fred L. Mahn under the trust Agreement dated December 19, 1974 all that real property situated in Klamath County, State of Oregon described as follows:

Lot Three(3) of Section Eighteen (18), Township Twenty-three (23) South, Range Ten (10) East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM that portion of said Lot 3 conveyed to the State of Oregon by and through its State Highway Commission, by deed recorded August 4, 1952 in Vol. 256 of Deeds, page 119, Records of Klamath County, Oregon; and that portion of the Northeast quarter of the Southwest quarter of said Section 18 lying Northwest of U.S. Highway 97 as conveyed to the State of Oregon by and through its State Highway Commission by deed recorded August 4, 1952 in Vol. 256, page 119, Deed Records of Klamath County, Oregon. SAVING AND EXCEPTING from the above-described property any rights of way for ditches, laterals, canals and roadways, and all easements, rights of way and restrictions of record.

and covenants that grantor is the owner of the above described property free of all encumbrances except: contract of sale to John Paul Garner, Harry F. Garner and Dorothy M. Garner, husband and wife, and Donovan E. Kendall, Jr. and Michelle M. Kendall, husband and wife, dated October 27, 1973, and liens and encumbrances suffered or permitted by the contract purchasers subsequent to October 27, 1973, 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 none.

DATED this 19, day of December, 1974.

Fred L. Mahn
FRED L. MAHN

STATE OF OREGON)
County of Deschutes) ss.

December 19, 1974

Personally appeared the above-named Fred L. Mahn and acknowledged the foregoing instrument to be his voluntary act. Before me:

James J. Collins
Notary Public for Oregon
My Commission expires: 8-5-76

Until further notice, send Tax Statements to:
The Oregon Bank, Trust Dept.
P.O. Box 2808
Portland, OR 97208

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of _____
this 26th day of December A.D. 1974 at 2:30 o'clock p. M., and duly recorded in
Vol. N 74 of DEEDS on Page 16270
FEE \$ 2.00

By Wm. D. Milne County Clerk
Hayden Drayton Deputy

REC'D 26 1974

RECEIVED

2:30 pm