

38-10658

16085

WARRANTY DEED (INDIVIDUAL)

Vol. 76 Page 10399

Charles B. Rice,

hereinafter called grantor, convey(s) to

Kenneth E. Banes & Leslie J. Banes, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

All that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ lying Westerly of the U.S.R.S. Canal in Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Subject To:

Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

as set forth above

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 \$ 40,000.00

Dated this 8th day of July, 19 76.

Charles B. Rice
Charles B. Rice

STATE OF OREGON, County of Klamath ss.

On this 8th day of July, 19 76 personally appeared the above named Charles B. Rice and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: February 14, 1980

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:
Kenneth E. Banes
Rt 2 Box 97 Reeder Rd
City

Form No. 0-960
(Previous Form No. TA 16)

Dept of Vet Affairs
1225 Perry St
Salem OR 97330

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 9th day of JULY, 19 76 at 11:06 o'clock A.M. and recorded in book M 76 on page 10399 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Kay P. Drazie

Deputy

FEE \$ 3.00