

LATHEN E. KINCAID and ALICE A. KINCAID, husband and wife

hereinafter called grantor, convey(s) to

PAUL E. BUNYARD and MARY CARLENE BUNYARD, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

Beginning at a point on the East and West quarter line which lies North 88° 57' East a distance of 104.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and runs thence: continuing North 88° 57' East along the East and West quarter line a distance of 135 feet to an iron pin; thence North 1° 12' West parallel to the West section line of said Section 11 a distance of 331.4 feet to a point; thence South 88° 57' West parallel to the East and West quarter line a distance of 135 feet to a point; thence South 1° 12' East a distance of 331.4 feet, more or less, to the point of beginning, being in the S.W. 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM any portion lying within Winter Avenue.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, plat restrictions, reservations, rights, rights of way and easements now of record

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 \$22,000.00.

Dated this 9 day of September, 1976.

*Lathen E. Kincaid*  
Lathen E. Kincaid  
*Alice A. Kincaid*  
Alice A. Kincaid

STATE OF OREGON, County of Klamath ) ss.

On this 9 day of September, 1976, personally appeared the above named Lathen E. Kincaid and Alice A. Kincaid and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Susan A. Stockwell*  
Notary Public for Oregon  
My commission expires: 6-13-80

- \* 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:

Mr. &amp; Mrs. Paul E. Bunyard

4427 Bisbee

Klamath Falls, Or 97601

and until further notice, send all tax statements to

4516 Winter

Klamath Falls, Or 97601

Form TA 16  
(Previous Form No. TA 16)

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 14th day of September, 1976 at 11:20 o'clock AM and recorded in book M76 on page 14364 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne,

County Clerk

Title

By *Lorinda Lee Vane* Deputy  
fee \$3.00