

38-10658

FORM 100, 6-53 - WARRANTY DEED (Individual or Corporate)

1-1-74

23847

WARRANTY DEED

Vol. 17 Page 315

KNOW ALL MEN BY THESE PRESENTS, That **CHARLES B. RICE**, an estate in fee simple

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **KENNETH E. BANES**, 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, described as follows, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, being more particularly described as follows: Commencing at the Northwest corner of said Section 20, said point lying in the centerline of Reeder Road, a county road; thence South 00° 21' 40" West along the West line of said Section 20, 1125.91 feet; thence South 89° 18' 40" East, 30.00 feet to a $\frac{1}{2}$ inch iron pin on the Easterly right of way line of said Reeder Road and the point of beginning for this description; thence continuing South 89° 18' 40" East, 497.40 feet to the Westerly right of way line of the U.S. Bureau of Reclamation, Klamath Project, "B" Canal; thence South-westerly along said Westerly canal right of way line 735 feet more or less to the point where said Westerly canal right of way line intersects said Easterly right of way line of said Reeder Road.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except regulations of Klamath Irrigation District, right of way of the East Branch Canal U.S.R.S., Department of Veterans' Affairs mortgage in the name of Kenneth E. Banes.

grantor will warrant and forever defend the said 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 \$ **40,000.00**

Howsoever the actual consideration consists of or includes either property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this **6th** day of **January**, 19**77**.

If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Charles B. Rice
Charles B. Rice

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of **Klamath**
January **6th**, 19**77**

Personally appeared the above named
Charles B. Rice

and acknowledged the foregoing instrument as his voluntary act and deed.

Hallen B. Doane
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: **7-17-78**

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Charles B. Rice

GRANTOR'S NAME AND ADDRESS
Kenneth E. Banes

GRANTEE'S NAME AND ADDRESS
Kenneth E. Banes

After recording return to:
Kenneth E. Banes
P.O. Box 697 Reeder Rd
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Department of Veterans' Affairs

NAME ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as

file/reel number _____
Record of Deeds of said county.

Witness my hand and seal of County affixed:
By _____ Recording Officer
Deputy

LEGAL DESCRIPTION continued.

313

thence North 00° 21' 40" East along said Easterly right of way line
of Reeder Road, 539.46 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; SS

led for record at request of TRANSAMERICA TITLE INS. CO.

this 6th day of JANUARY, A. D. 1977, at 3:51 o'clock P.M., and

duly recorded in Vol. 117, of DEEDS on Page 312

FEE \$ 6.00

Wm. D. MILNE, County Clerk
By Hand of David