

38-11390

4 73002

WARRANTY DEED (INDIVIDUAL) Vol. ^m 79 Page 20389

JOHN G. DUNCAN and JENNIFER A. DUNCAN, husband and wife

BENJAMIN J. HICKMAN and CATHERINE F. HICKMAN, husband and wife

of Klamath, State of Oregon, described as:

That portion of the Northwest quarter of the Northwest quarter of the Northwest quarter and the Southwest quarter of the Northwest quarter of the Northwest quarter lying Southerly of the Southerly right of way of the Chiloquin-Klamath Agency Road, known as State Highway No. 422, as now located, in Section 29, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of land statuts report recorded in Deed Volume 309 at page 104, on January 26, 1959
2. Right of way to the State of Oregon, by and through its State Highway Commission, as disclosed by instrument recorded August 10, 1959 in Volume 314 at page 673, Deed Records.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove

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 \$ 16,500.00

Dated this 2nd day of January, 1979

X *John G. Duncan*
X *Jennifer A. Duncan*

STATE OF OREGON, County of Klamath) ss.

On this 5th day of January, 1979 personally appeared the above named John G. Duncan and Jennifer A. Duncan and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Robert L. [Signature]
Notary Public for Oregon
My commission expires: September 24, 1981

- * 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:

U.S. NAT'L BANK
P.O. BOX 377
CHILOQUIN, OREGON 97624

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 27th day of August, 1979, at 3:52 o'clock P. M. and recorded in book M79 on page 20389 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Bernetha [Signature]* Deputy

Fee \$3.50