

mtc. 8/25

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. GARRISON, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by KEITH RICE, INC., an Oregon corporation, 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:

Lots L and M in Block A of Nichols Addition to the City of Klamath Falls, formerly Linkville, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Trust Deed, including the terms and provisions thereof, given by Norman G. Vaughn and Lona L. Vaughn, husband and wife, as Grantors, to Transamerica Title Insurance Company, as trustee, for Equitable Savings and Loan Association, an Oregon corporation, as beneficiary, dated June 2, 1970, recorded June 4, 1970, Vol. M-70, page 4477, Microfilm Records of Klamath County, Oregon, to secure the payment of \$12,000.00, which said trust deed Grantee hereunder agrees to assume and pay.
3. Assignment of Rents, including the terms and provisions thereof, given by Norman G. Vaughn and Lona L. Vaughn, husband and wife, to Equitable Savings and Loan Association, an Oregon corporation, dated June 2, 1970, recorded June 3, 1970, Vol. M-70, page 4479, Microfilm Records of Klamath County, Oregon, given as additional security for the above mortgage.

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TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, and that Grantor will warrant and forever defend the above granted 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 \$18,000.00.

WITNESS Grantor's hand this 10th day of

May, 1972.

Robert E. Garrison
Robert E. Garrison

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named ROBERT E. GARRISON, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 10th day of May, 1972.

Shirley A. Hester
NOTARY PUBLIC FOR OREGON
My Commission expires: 2-17-80

MTC

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title co.

this 4th day of October A. D. 19 79 at 2:08 clock P.M., and

fully recorded in Vol. M79, of Deeds on Page 23568

Wm D. MILNE, County Clerk
By Bernetha H. Hetch

Fee \$7.00