

MARVIN WARD

_____ hereinafter called grantor, convey(s) to
KENNETH L. PHEANIS, and LYDIA E. PHEANIS, husband and wife
 of KLAMATH State of Oregon, described as:

The Southerly 198 feet of Tract 26 of ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the East 10 feet thereof, conveyed to Klamath County by deed recorded September 11, 1944 in Book 168 Page 579, Deed Records.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. An easement created by instrument, including the terms and provisions thereof, dated June 12, 1957 and recorded September 11, 1957 in Book 294 Page 283.
3. An easement created by instrument, including the terms and provisions thereof, dated July 5, 1927 recorded August 3, 1927 Book 77 Page 289.

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 20th day of November, 19 79

Marvin Ward

STATE OF OREGON, County of Klamath) ss.

On this 20th day of November, 1979 personally appeared the above named Marvin Ward and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Susan C. Patte
 Notary Public for Oregon

My commission expires: 11/2/82

- * 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)

WARD

TO
PHEANIS

After Recording Return to:

Mr. & Mrs. Kenneth L. Pheanis
5640 Altamont Dr.
Klamath Falls, Ore. 97601
Send tax statements to:
Dept. of Veterans Affairs
1205 Ferry B. E. Affairs
Salem, Oregon 97310

Form No. 9-960
 (Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of November, 1979, at 3:55 o'clock P M. and recorded in book M79 on page 27247 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha Whetich
 Fee \$3.50

Deputy