

K-52419

1-1-74

86625

WARRANTY DEED

Vol 1780 Page 12641



KNOW ALL MEN BY THESE PRESENTS, That FRANKLIN E. ERICKSON and HELEN A. ERICKSON, as to an undivided 9/10th interest, and JAMES F. STILWELL and WINIFRED STILWELL, as to an undivided 1/10th interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CURTIS BANEY,

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:

The Westerly 116.0 feet of the Southerly 72.7 feet of Lot 7 in Block 1, Home Acres, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

SUBJECT To contracts and or liens for irrigation and/or drainage; subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land; rules, regulations and assessments of South Suburban Sanitary District; and assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as hereinabove set forth;

and that 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 \$12,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 21.020.)

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 9 day of July, 1980; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath.) ss.
July 9, 1980

Personally appeared the above named JAMES F. STILWELL and WINIFRED STILWELL,

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me



DOROTHEA F. SYLVESTRE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SACRAMENTO COUNTY
My commission expires August 16, 1991

Notary Public for Oregon

My commission expires August 16, 1991

STATE OF CALIFORNIA,)
County of Sacramento.) ss.
June 6, 1980,

Personally appeared the above-named FRANKLIN E. ERICKSON and HELEN A. ERICKSON,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Dorothea F. Sylvestre

Notary Public for said County and State.

My Commission Expires: 8-16-81

FRANKLIN E. ERICKSON and HELEN A. ERICKSON, and JAMES F. STILWELL and WINIFRED STILWELL,

GRANTOR'S NAME AND ADDRESS

CURTIS BANEY

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantor
61288 Joanny Rd.
Bend, Oregon 97701

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

CURTIS BANEY

61288 Joanny Rd.
Bend, Oregon 97701

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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

12641

88832

12642

STATE OF OREGON,

County of Klamath

ss.

FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 8th day of July, 19 80, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James F. Stilwell and Winifred Stilwell

known to me to be the identical individual S. described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Winifred Stilwell
Notary Public for Oregon.
My Commission expires 7-19-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

filed for record at request of Klamath County Title Co.

this 9th day of July, A. D. 1980 at 9:26 o'clock A. M.,

fully recorded in Vol. M80, of Deeds on Page 12641.

Wm D. MILNE, County Cl.
By *Bernetha Heloch*
Fee \$7.00

STATE OF OREGON
County of Klamath
Notary Public in and for said County and State
I, James F. Stilwell and Winifred Stilwell, personally appeared the above named and acknowledged the foregoing instrument to be their act and deed and that they executed the same freely and voluntarily.

DOUGLAS F. SALVENDY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SACRAMENTO COUNTY
My Commission Expires August 18, 1981

STATE OF OREGON
County of Klamath
Notary Public in and for said County and State
I, James F. Stilwell and Winifred Stilwell, personally appeared the above named and acknowledged the foregoing instrument to be their act and deed and that they executed the same freely and voluntarily.