

31267

WARRANTY DEED

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20806

KNOW ALL MEN BY THESE PRESENTS, That Henry G. Banchemo and Joy D. Banchemo, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Barbara Ann Hantzmon, 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:

Tract 10 of Bailey Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations contained in deed from Jesse J. Bailey and Ethel Bailey, his wife, to Henry F. Hagedorn and Annie E. Hagedorn, dated September 27, 1930, recorded October 1, 1930, in Deed Volume 92 page 26, records of Klamath County, Oregon, as follows: "The grantors, their heirs and assigns reserve the right to construct ditches or laterals along the line of or across above described property for irrigation or drainage purposes."

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$16,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols (H), 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 17th day of March, 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)

Henry G. Banchemo  
Henry G. Banchemo

Joy D. Banchemo  
Joy D. Banchemo

STATE OF OREGON, )  
County of Klamath ) ss.  
March 17, 1980

STATE OF OREGON, County of ) ss.  
March 17, 1980

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_ who, being duly sworn, 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:

(OFFICIAL SEAL)

Before me: *F. J. Lewis*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7/19/82

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Barbara Ann Hantzmon  
P.O. Box 1643  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 6th day of December, 1983, at 1:17 o'clock P.M., and recorded in book/reel/volume No. M83 on page 20806 or as document/fee/file/instrument/microfilm No. 31267, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By *Ann Smith* Deputy

Fee: \$4.00

SPACE RESERVED  
FOR  
RECORDER'S USE