

1-7-74

58225

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LOYAL F. SAUNDERS and ANNA L. SAUNDERS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH L. RICE

, 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:

Farm Unit "E" according to the farm unit plat, also described as the S $\frac{1}{4}$ of Lot 5, all of Lots 12, 21, 24, 25 and 26, and the S $\frac{1}{4}$ of Lot 23, of Section 19, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; easements and rights of way of record or apparent on the land; and special assessment of said land as Farm Use Land.

(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

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 \$ 95,000.00

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 nature of property or value given or promised, if not apparent, should be stated in the body of the deed)

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 12th day of January, 19 76, 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)

Loyal F. Saunders
Loyal F. Saunders

Anna L. Saunders
Anna L. Saunders

STATE OF OREGON,)
County of Klamath) ss.
January 12, 19 76.

STATE OF OREGON, County of) ss.
January 12, 19 76.

Personally appeared _____ and
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 _____

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)

Notary Public for Oregon
My commission expires:

Personally appeared the above named Loyal F. Saunders and Anna L. Saunders, husband and wife,

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

Before me:

William O. Biehn
Notary Public for Oregon
My commission expires 10-29-79

Loyal F. Saunders & Anna L. Saunders
Star Route, Malin, Oregon 97632

GRANTOR'S NAME AND ADDRESS

Keith L. Rice
724 Main Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Brickner & Deeliff
Attorneys at Law
Merrill, Oregon 97633

NAME, ADDRESS, ZIP

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

Keith L. Rice
724 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 12th day of February, 19 86, at 11:47 o'clock A.M., and recorded in book M86 on page 2641 or as file/reel number 58225, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By P. Smith Deputy

Fee: \$5.00

36 FEB 12 AM 11 47

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