

19904

17837

## WARRANTY DEED Vol 1196 Page

RALPH DAVID DAUSTER and BETTY J. DAUSTER, husband and wife,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 GREGORY LANCE BANES and MARIAN LEE BANES, husband and wife,  
 Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of KLAMATH and State of Oregon, to wit:

Lot 62 of MOYINA, according to the official plat thereof on file in the  
 office of County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:  
 and the 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
 IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
 ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEES TITLE TO THE PROPERTY  
 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 1511 CARLSON DRIVE, KLAMATH FALLS, OR 97603

Dated this 13 day of June, 1996

  
 RALPH DAVID DAUSTER

  
 BETTY J. DAUSTER

## NOTARY ACKNOWLEDGEMENT

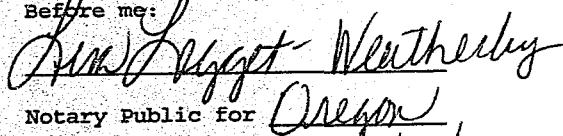
STATE OF Oregon ss. June 13 19 96  
 COUNTY OF Klamath

Personally appeared the above named Ralph David Dauster  
 and Betty J. Dauster,

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

  
 Notary Public for Oregon

My commission expires 11/20/99

(seal)

ESCROW NO. MT38327-LW

Return to:  
 GREGORY LANCE BANES  
 1511 CARLSON DRIVE  
 KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

AmeriTite  
 on this 14th day of June A.D. 19 96  
 at 2:51 o'clock P M. and duly recorded  
 in Vol. M96 of Deeds Page 17837

Bernetha G. Letzsch County Clerk



Fee, \$30.00 Deputy

14 P 2:51  
 JUN 14 1996  
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