

## WARRANTY DEED

Vol. M96 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 FEE 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  
RALPH DAVID DAUSTER

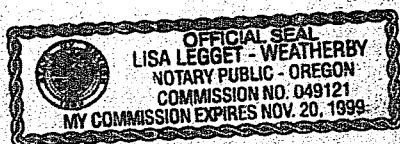
Betty J. Dauster  
BETTY J. DAUSTER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 13, 1996  
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:

Lisa Legget-Weatherby  
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:

AmeriTitle  
on this 14th day of June A.D., 1996  
at 2:51 o'clock P M. and duly recorded  
in Vol. M96 of Deeds Page 17837.

Bernetha G. Lersch, County Clerk

By Spittle McTay

Deputy.

Fee, \$30.00

96 JUN 14 P2:51