

24200

96 SEP -3 P3:49



WARRANTY DEED

STATE OF OREGON, ss.
County of Klamath

ASPEN TITLE ESCROW NO. 01045071

Filed for record at request of:

AFTER RECORDING, RETURN TO:
JAMES L. BANION
SHIRLEY A. ASHTON-BANION
606 UERLINGS STREET
KLAMATH FALLS, OR. 97601

Aspen Title & Escrow
on this 3rd day of Sept. A.D. 19 96
at 3:49 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 27454.
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Fee, \$30.00

CHARLES A. DAKE AND JUDITH G. DAKE, HUSBAND AND WIFE,
hereinafter called GRANTOR(S), convey(s) to JAMES L. BANION AND
SHIRLEY A. ASHTON-BANION, HUSBAND AND WIFE, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

All of Lot 4, Block 76, BUENA VISTA ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon,
EXCEPTING the Southwesterly 40 feet thereof as set forth in Deed
recorded September 17, 1946, in Book 195 at Page 447, Deed
Records.

CODE 1 MAP 3809-29BD TL 5400

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SLAB
"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$63,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of August, 1996.

Charles A. Dake
CHARLES A. DAKE

Judith G. Dake
JUDITH G. DAKE

STATE OF OREGON, County of Klamath)ss.

On August 30, 1996, personally appeared CHARLES A. DAKE AND
JUDITH G. DAKE who acknowledged the foregoing instrument to be
their voluntary act and deed.

Carole A. Linde
Notary Public for Oregon

My Commission Expires: 8-15-00