

KNOW ALL MEN BY THESE PRESENTS, That Clifford E. Dukes and Annie M. Dukes, husband and wife,

in consideration of Five and 00/100* * * * * Dollars, and other good and valuable consideration, to them paid by Billy Eugene Holtsclaw and Wilma Mae Holtsclaw, husband and wife, do hereby grant, bargain, sell and convey unto said Billy Eugene Holtsclaw and Wilma Mae Holtsclaw, husband and wife, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

The South 1/2 of the North acre of Lot 65, FAIR ACRES SUBDIVISION No. 1, more particularly described as follows:

Beginning at a point in the East line of said Lot 65, 65.75 feet South of the Northeast corner of said lot; thence West, parallel with the North line of said lot, 331.0 feet to the West line of said lot; thence South, along the West line of said lot, a distance of 65.75 feet; thence East, parallel with the North line of said lot, a distance of 331.0 feet to the East line of said lot; thence North, along the East line of said lot, 65.75 feet to the point of beginning. LESS AND EXCEPTING THEREFROM, the West 5.0 feet thereof heretofore deeded to Klamath County for the widening of Homedale Road.

Subject, however, to the following:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of Enterprise Irrigation District.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Reservations in deed from Walter T. Smith, et al, to B. F. Haney, dated May 13, 1927, recorded March 30, 1928 in Vol. 78 of Deeds, page 360, as follows: "excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build, and erect ditches, telephone line, telegraph lines and electric power lines, in and upon said premises, and to keep and maintain the same."
5. Trust Deed, including the terms and provisions thereof, given by Clifford E. Dukes and Annie M. Dukes, husband and wife, to William Ganong, as Trustee for First Federal Savings and Loan Association of Klamath Falls, in the amount of \$7,600.00, dated February 18, 1963, recorded February 19, 1963 in Vol. 215, page 541, Mortgage records of Klamath County, Oregon.
6. Mechanics Lien for the improvement of Homedale Road, recorded February 24, 1965 in Vol. 16, page 288, Lien Records of Klamath County, Oregon. Balance due-\$153.56.

To Have and to Hold, the above described and granted premises unto the said Billy Eugene Holtsclaw and Wilma Mae Holtsclaw, husband and wife, their heirs and assigns forever.

And Clifford E. Dukes and Annie M. Dukes, husband and wife, the grantor s above named do covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as noted of record;

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness our hand s and seal s this 9th day of March, 19 66.

Clifford E. Dukes (SEAL)
Annie M. Dukes (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON,

County of Klamath

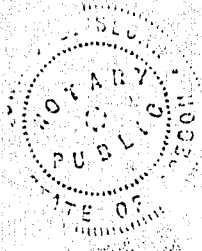
ss.

BE IT REMEMBERED, That on this 9th. day of March, 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Clifford E. Dukes and Annie M. Dukes, husband and wife,

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Donald L. Sloan
Notary Public for Oregon.
My Commission expires March 3, 1967



WARRANTY DEED

(FORM No. 783)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the 29th day of January, 1971, at 10:44 o'clock A. M., and recorded in book M 71 on page 786, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

County Clerk-Recorder.

By

Fee \$ 3.00

WHEN RECORDED RETURN TO

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
OF KLAMATH FALLS, OREGON

485

FORM No. 633

1967/50

KI

A-207

FEB 29 9 54 AM 1971

JAN 23 10 53 AM 1971

DATE

SP-25301

STATE OF
Filed for
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