

1967/50

23-12-90

KNOW ALL MEN BY THESE PRESENTS, That H. Dean Mason and Joan Coralie Mason, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel J. Duff and Doris V. Duff, husband and wife

, 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:

Lot 7 Block 1 Tract No. 1016 known as GREEN ACRES.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Reservations, building restrictions, rights, conditions and easements as shown on the Plat and in the Dedication of Green Acres according to the official records of Klamath County, Oregon; Grant of Right of Way recorded January 21, 1957 in Deed Vol. 289 at page 225, in favor of California Oregon Power Co.; Conditions and Restrictions imposed by instrument recorded July 24, 1970 in Book M-70 at page 6147, Deed Records; Reservations, building set-back lines and utility easements as set forth on the Plat and in the Dedication of Green Acres.

(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 above granted 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 \$3,250.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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

WITNESS grantor's hand this 24 day of Sept, 1971.

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named and wife

H. Dean Mason and Joan Coralie Mason, husband and wife

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

Before me: *Wm. D. Milne*

Notary Public for Oregon

My commission expires 7/11/72

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Equitable S&L

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30 day of September, 1971, at 11:03 o'clock A.M., and recorded in book M71 on page 10358 Record of Deeds of said County.

Witness my hand and seal of County attixed.

Wm. D. Milne

County Clerk

Title.

By *Cynthia A. Milne* Deputy

SEP 20 11 44 AM 1971