

1967/50

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM E. MENIUS and BETTY P. MENIUS, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH M. DURRELL and NANCY L. DURRELL, 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:

The North 15 feet of Lot 20 and the South 45 feet of Lot 21, TONATEE HOMES, Klamath County, Oregon.

## SUBJECT TO:

1. Reservations, restrictions, rights of way of record and those apparent on the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, right of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Tonatee Homes.
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, recorded June 11, 1959 in Book 313, Page 290 Deed Records.

(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 except as hereinabove set forth and SUBJECT TO:

6. Paragraphs 4 and 5 of said restrictions modified by instrument recorded June 17, 1959 in Deed Volume 313, page 355.
7. Set back provisions as delineated on the recorded plat.
8. Utility easements as delineated on the recorded plat 10 feet along back lot lines.

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 \$13,500.00. 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 20 day of October, 1971.

STATE OF OREGON, County of Klamath, ss. October 20, 1971  
Personally appeared the above named WILLIAM E. MENIUS and BETTY P. MENIUS, husband and wife

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

(OFFICIAL SEAL)

Before me: *E. J. H. H. H.*  
Notary Public for Oregon  
My commission expires April 19, 1975

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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of October, 1971, at 11:04 o'clock A.M., and recorded in book M71 on page 11110. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

Fee \$1.50

By *Cynthia A. [Signature]* Deputy.

AFTER RECORDING RETURN TO

Boivin &amp; Boivin

No.

633

together with the ventilating coverings, installed in replacement land, and

to secure the

(\$ 12.15)

Initial dis-  
different  
States at

\$87.00  
1st of

successive  
and advance  
principal.

The d  
In the  
the balance

This no

Dated at

Oct

The mortgage

The mortgage  
from encumbrance,  
covenant shall not be

MORTGAGOR