

01131

Vol. 17 Page 6028

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DANIEL J. DUFF and DORIS DUFF, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by ELDON MICHAEL LOUNSBURY and SHEILA FONTAINE LOUNSBURY, 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 11 in Block 1 of BANYON PARK, Klamath County, Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches, and canals, of Klamath Irrigation District.

2. Reservations, restrictions, rights of way of record and those apparent upon the land.

3. Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District.

4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District".

5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Banyon Park Subdivision.

6. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin imposed by instrument including the terms thereof, recorded December 30, 1970, in Book M-70 at page 11421, Microfilm Records.

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 those stated above, 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 \$20,712.00.

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

WITNESS Grantor's hand this 9 day of June, 1972.

Daniel J. Duff
DANIEL J. DUFF

Doris Duff
DORIS DUFF

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named DANIEL J. DUFF and DORIS DUFF, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

William D. Milne
Notary Public for Oregon
My Commission Expires: 11/9/76

WARRANTY DEED, PAGE TWO.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 15th day of JUNE A. D., 19 72 at 11:01 o'clock A. M., and duly recorded in
Vol. M 72 of DEEDS on Page 6428

FEE \$4.00

WM. D. MILNE, County Clerk
By *W. D. Milne*