

## WARRANTY DEED

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283/07  
JUL 26 4 12 PM 1972

KNOW ALL MEN BY THESE PRESENTS, that DANIEL J. DUFF and DORIS DUFF, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by DONALD LESTER MOON and WANDA KAY MOON, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantee and Grantees' 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 1 in Block 2 Tract 1008 known as BANYON PARK,  
Klamath County, Oregon.

## SUBJECT TO:

1. Reservations, restrictions, rights of way of record, easements 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, rights of way and easements of the South Suburban Sanitary District.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District.
5. 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."
6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Banyon Park Subdivision.
7. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded December 30, 1970, in Book M-70 at page 11421, Microfilm Records.
8. An easement created by instrument, including the terms and provisions thereof, dated March 18, 1971, recorded April 13, 1971 in Book M-71 at page 3172, Microfilm Records, in favor of Pacific Power and Light Co., for electric transmission lines over West 5 ft Lot 2 Block 1; West 5 feet Lot 4 Block 1; West 5 feet Lot 7 Block 1; West 5 feet Lot 10 Block 1; East 5 feet Lot 1 Block 2; East 5 feet Lot 3 Block 3; South 5 feet Lot 2 Block 4.

WARRANTY DEED, PAGE ONE.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever. And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those stated above; and that Grantors 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 \$23,700.00.

WITNESS Grantors' hands this 28 day of July, 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, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 28 day of July, 1972.

Phyllis M. Doua  
PHYLLIS M. DOUDA  
Notary Public for Oregon  
My Commission Expires: 1/16/76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 28th day of JULY A. D. 1972 at 4:12 o'clock P.M., and duly recorded in  
Vol. M 72, of DEEDS on Page 8313

FEE \$4.00

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