

7023

Vol. ^m _W Page 12862

WARRANTY DEED

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 WENDELL L. HOGGATT, hereinafter called the Grantee, do 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 4 in Block 2, Tract 1008 known as
BANYON PARK, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Regulations, including levies, liens, 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.
Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6127, 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.

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12862

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, 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 \$21,500.00.

WITNESS Grantors' hands this 7th day of November, 1972.

Daniel J. 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.

BEFORE ME this 7th day of November, 1972.

JAMES W. WESLEY
Notary Public for Oregon
My commission expires

James W. Wesley
NOTARY PUBLIC FOR OREGON
My Commission expires: 1-20-76

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Transamerica Title Ins. Co.

this 7th day of Nov. A. D. 1972 at 11:50 o'clock P.M., and
duly recorded in Vol. M72, of Deeds on Page 12862

WARRANTY DEED, PAGE TWO.

Fee \$4.00

Wm D. MILNE, County Clerk
Lidia Quintana