

81076

A-23611

- WARRANTY DEED -

DANIEL J. DUFF and DORIS V. DUFF, husband and wife, hereinafter called grantor, conveys to ELMER D. HUSTED and ARLENE M. HUSTED, Husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

A portion of the NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at the Southwest corner of Lot 5 in Block 2, Tract No. 1008, BANYON PARK; the true point of beginning herein; thence running Southerly along the Easterly line of Hope Street for 78 feet; thence East to the West line of the existing A-3 lateral as shown in above referred to Banyon Park; thence Northeasterly along the Westerly line of said A-3 Lateral to a point that is 205.03 feet East of the point of beginning and also being the Most Southeasterly corner of Lot 4 in Block 2, Tract No. 1008, Banyon Park; thence West along the South line of above referred to Lot 4, and 5 for 205.03 feet to the point of beginning. (Also known as Lot 6 in Block 2 of the proposed plat of "FIRST ADDITION TO BANYON PARK.")

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land becomes disqualified for the special assessment under the statute an additional tax may be levied for the last five years or lesser number of years, in which the land was subject to the special land use assessment; 1973-74 taxes are now a lien but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty Five Thousand Five Hundred and No/100ths (\$25,500.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 11th day of Sept, 1973.

STATE OF OREGON)
County of Klamath) ss.

Sept, 1973.

Personally appeared the above named DANIEL J. DUFF and DORIS V. DUFF, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for Oregon
My Commission expires: 8-3-75

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
KLAMATH COUNTY TITLE CO

WM. P. BRANDSNESS
ATTORNEY AT LAW
KLAMATH FALLS, OREGON 97601

on this 11th day of September A. D., 19 73
at 11:14 o'clock 11:14 P. M. and duly
recorded in Vol. M 73 of DEEDS
Page 11860

WM. D. MILNE, County Clerk

By Wayne D. Drogel Deputy.