

1967/50

28-01402
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 DENNIS SCOTT DUFF and MONA LOUISE DUFF, 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 9 in Block 3 of Tract No. 1008, known as BANYON PARK.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; Trust Deed, including the terms and provisions thereof, dated September 21, 1973, recorded October 1, 1973 in Book M-73 at page 13255, Microfilm records, given to secure the payment of \$15,000.00, with interest thereon and such future advances as may be provided therein, executed by Daniel J. Duff and Doris Duff, husband and wife to Transamerica Title Insurance Co., trustee for beneficiary Equitable Savings and Loan Association, an Oregon corporation, which Trust Deed and Note the Grantees herein assume and agree to pay.

(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 above set forth

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 \$
However, the actual consideration consists of the purchase price of the property of \$15,000.00, with interest thereon and such future advances as may be provided therein, executed by Daniel J. Duff and Doris Duff, husband and wife to Transamerica Title Insurance Co., trustee for beneficiary Equitable Savings and Loan Association, an Oregon corporation, which Trust Deed and Note the Grantees herein assume and agree to pay.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this day of September, 1974.

STATE OF OREGON, County of KLAMATH) ss.
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.

(OFFICIAL SEAL)

Before me: *John B. Hall*
Notary Public for Oregon
My commission expires March 1, 1976

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

Daniel J. Duff

Doris Duff

TO

Dennis Scott Duff

Mona Louise Duff

AFTER RECORDING RETURN TO

Klamath Falls Office

212 SOUTH SIXTH

KLAMATH FALLS, OREGON 97601

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the day of Sept., 1974, at 2:30 o'clock P. M., and recorded in book M-74 on page 12447 or as file number 3190, Record of Deeds of said County.

Witness my hand and seal of County of Klamath.

J. B. Hall

County Clerk

Title

Fee \$2.00

By *William Cover* Deputy

Until a change is requested, all tax statements shall be sent to the following name and address

Equitable Savings & Loan Association, 1300 S. W. Sixth Ave.,
Portland, Oregon 97201