

1027

WARRANTY DEED

Page 5761

KNOW ALL MEN BY THESE PRESENTS, That DENNIS SCOTT DUFF and  
MONA LOUISE DUFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RAYMOND R. SOUZA and RITA MARIE SOUZA

, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9 in Block 3 of Banyon Park, Tract No. 1008, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Subject, however, to the following:

1. Rules, regulations, liens, assessments, contracts, rights of way, ease-  
ments, and any and all obligations created or imposed upon or affecting said  
premises by the Klamath Basin Improvement District, any unpaid charges or  
assessments in connection therewith.

2. Rules, regulations and assessments of South Suburban Sanitary District.

3. Reservations and restrictions contained in deed from Washington-Oregon  
Investment Company, a corporation, to Edgar L. Turner and Mary Turner,  
husband and wife, dated October 23, 1948, recorded October 28, 1948, in  
Deed Volume 226, page 191, records of Klamath County, Oregon, as follows:

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(Continued on reverse)

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 noted of record as of the date of this deed and those apparent  
upon the land, if any, as of the date of this deed,

and that

grantor will warrant and forever defend the said 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 \$ 26,500.00

① However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which) ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of May, 1975;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

Dennis Scott Duff

Mona Louise Duff

STATE OF OREGON, County of ) ss.

STATE OF OREGON, )  
County of Klamath ) ss.  
May 23, 1975.

Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_ who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

Personally appeared the above named  
Dennis Scott Duff and  
Mona Louise Duff

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

\_\_\_\_\_ a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Relate me:  
(OFFICIAL  
SEAL)  
Notary Public for Oregon  
My commission expires 2-3-79

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, ) ss.

County of

I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer  
Deputy

By

After recording return to:

1st Nat Bank  
PO Box 1936  
K. Falls, Ore 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

5761-A"

"Subject to irrigation rights for ditches to convey water for irrigation purposes for the benefit of adjoining property owners on the West side of the above described property."

4. Reservations and restrictions contained in the dedication and as shown on the plat of Tract No. 1008, Banyon Park.

5. Declaration of Conditions and Restrictions for Banyon Park Sub-division, recorded December 30, 1970, in Volume M71, page 11421, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO.  
this 27th day of May A.D. 1975 at 10:30 o'clock A.M.,  
duly recorded in Vol. M 75, of DEEDS on Page 5761

FEE \$ 4.00

By W.D. MILNE, County Clerk  
Hand Craig