

2812

Vol. ⁷⁵ Page 8113

After recording return to:
Klamath Falls Real Estate Finance
Center
P. O. Box 1060
Klamath Falls, Oregon 97601

WARRANTY DEED

38-9311

DANIEL J. DUFF and DORIS V. DUFF, husband and wife,
Grantors, convey and warrant to HAROLD L. STURGEON and DEBORAH
STURGEON, husband and wife, Grantees, the following described
real property free of all encumbrances, except as specifically
set forth herein:

Lot 16 in Block 4 of FIRST ADDITION TO BANYON
PARK, known as Tract No. 1087, Klamath County,
Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Reservations, restrictions and recitals contained in that certain deed from Oregon Washington Investment Co., a corporation, to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948 and recorded October 28, 1948, in Book 226 at page 191, Deed Records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin. (Covers additional property).

4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded: December 23, 1974 Book: M-74 Page: 16182

The true and actual consideration paid for this conveyance is \$26,000.00.

WITNESS Grantors' hands this 16 day of July, 1975.

Daniel J. Duff
Doris V. Duff

RECEIVED JUL 17 1975

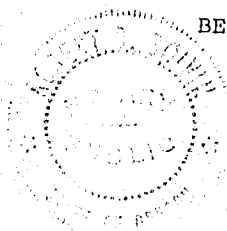
181-10

STATE OF OREGON)
County of Klamath) ss.

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Personally appeared DANIEL J. DUFF and DORIS V. DUFF,
husband and wife, and acknowledged the foregoing instrument to be
their voluntary act and deed.

BEFORE ME this 16 day of July, 1975.



Robert D. Quinn
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/4/76

Unless a change is requested, all tax statements shall be sent to
the following address: United States National Bank of Oregon
c/o Realty Tax Service, 321 S. W. Fourth Ave., Portland, Oregon 97204

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 17th day of JULY, A. D. 1975, at 10:40 o'clock P M.,
duly recorded in Vol. M 75, of DEEDS on Page 8113

FEE 6.00

Wm D. MILNE, County Clerk

By Hazel Drazie

WARRANTY DEED, PAGE TWO.