

3386

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DANIEL J. DUFF and DORIS V. DUFF, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY F. HUBBARD and CAROL S. HUBBARD, 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 15 in Block 4 of Tract No. 1087 known as FIRST ADDITION TO BANYON PARK, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, 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, if any, based on race, color, religion or national origin (Covers Additional Property);
 4. Covenants, easements and restrictions, but omitting restrictions, if (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 hereinabove stated,

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 \$ 27,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, 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 day of July, 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)

STATE OF OREGON,)
County of Klamath) ss.
July 1975

STATE OF OREGON, County of) ss.
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 DANIEL J. DUFF and DORIS V. DUFF, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Blair J. H. H.*
Notary Public for Oregon
My commission expires: Feb 3 '79

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Daniel J. Duff

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Larry F. Hubbard

GRANTEE'S NAME AND ADDRESS

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

Until 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 Avenue, Portland, Oregon
NAME, ADDRESS, ZIP 97204

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 1975

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.

By

Recording Officer
Deputy

8901

any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, recorded December 23, 1974 in Book M-74 at page 16182;

5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Banyon Park;

6. Taxes for the year 1975-76 are now a lien, but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of TRANSAMERICA TITLE INS. CO
this 1st day of AUGUST, A. D. 1975 at 11:10 o'clock AM, and
duly recorded in Vol. M 75, of DEEDS on Page 8900
FEE\$ 6.00

Wm D. MILNE, County Clerk
By *Hazel Dray*