

3485

38-9418

WARRANTY DEED

Vol. 75 Page 9059

JAMES LAW PUBLISHING CO., PORTLAND, OR. 97204

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 RICHARD S. CARPENTER and KIM ANN CARPENTER, 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 16 in Block 3 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, 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 (over) 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 hereinabove stated,

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 \$ 27,500.00

However, the actual consideration consists of, or includes, other property or value given or promised which is the whole 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)

Daniel J. Duff
Doris V. Duff

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

STATE OF OREGON, County of _____) ss.
Personally appeared _____ and _____

Personally appeared the above named DANIEL J. DUFF and DORIS V. DUFF, husband and wife,

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 _____

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

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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: _____
Notary Public for Oregon
My commission expires: Feb 3 '79

Before me: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Mr. and Mrs. Daniel J. Duff

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Richard S. Carpenter

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 Ave., Portland, Oregon 97204
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument 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.

By _____ Recording Officer
Deputy

9060

instrument, including the terms and provisions thereof, recorded December 23, 1974 in Book M-74 at page 16112. (Note: This instrument erroneously names Banyon Park and should be corrected to read First Addition to Banyon Park);

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 years 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 5th day of AUGUST A. D. 1975 at 10:30 o'clock A.M. and
duly recorded in Vol. N 75 of DEEDS on Page 9059

FEES 6.00

Wm D. MILNE, County Clerk

By *Hazel Drake*