

7871

Vol. 75 Page 15214

WARRANTY DEED

DAN DUFF and DORIS DUFF, husband and wife, Grantors, convey and warrant to FLOYD L. LOUNSBURY and SHERRY LOUNSBURY, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 24 in Block 3 of Tract No. 1087, 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 instrument, including the terms thereof, recorded December 23, 1974, in Book M-74 at page 16182 (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.

The true and actual consideration paid for this conveyance is \$26,820.00.

WITNESS Grantors' hands this 3rd day of December, 1975.

Dan Duff

Doris Duff

STATE OF OREGON)
County of Klamath) ss.

Personally appeared DAN DUFF and DORIS DUFF, husband and wife, and acknowledged the foregoing instrument to be their WARRANTY DEED, PAGE ONE.

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DAN DUFF and
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SUBJECT TO:

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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).
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WITNES

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voluntary act and deed.
BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/97

Unless a change is requested
all tax statements shall be
sent to the following address:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

STATE OF OREGON,
County of Klamath

Filed for record at request of
TRANSAMERICA TITLE INS. CO.
on this 3rd day of DECEMBER A.D. 19 75
at 3:56 o'clock P M, and duly
recorded in Vol. M. 75 of DEEDS
Page 15214

Wm D. MILNE, County Clerk
By *[Signature]* Deputy

Fee \$ 6.00

AFTER RECORDING RETURN TO:

Mr. and Mrs. Floyd L. Lounsbury
4609 Alpine Court
Klamath Falls, Oregon 97601

WARRANTY DEED, PAGE TWO.

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