

KNOW ALL MEN BY THESE PRESENTS, That WALTER H. DU WAN AND A. JOSEPHINE DU WAN
HUSBAND AND WIFE

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by O.K. MCCART AND/OR RUTH M. MCCART, 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, sit-
uated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

LOT 3, BLOCK 3, RAINBOW PARK ON THE WILLIAMSON, according to
the official plat thereof,

TOGETHER WITH an undivided 1/68th interest in LOTS 4 and 5 in BLOCK 1
of said addition,

SUBJECT TO: Public rights in Williamson River; Easements and rights of
way of record; Reservations, restrictions and conditions shown on the plat
and in the dedication of Rainbow Park on the Williamson; Declaration of
conditions and restrictions, dated September 2, 1964, and recorded September
11, 1964, in Vol. 356 at page 116 of Klamath County, Oregon Deed Records,
which said Conditions and Restrictions the grantee takes subject to and
covenants and agrees to fully observe, perform, and comply with and which
shall be appurtenant to and run with the premises herein conveyed; and to
real property taxes for the current tax year.

(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

and that grantor will warrant and forever defend the above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 3 day of July, 1975

Walter H. Duwan
A. Josephine Duwan

STATE OF OREGON, County of Klamath

Personally appeared the above named Walter H. Duwan

and acknowledged the foregoing instrument to be

voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 04/13/75

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

C. R. M. Cant #32
2241 - Greenacre Dr
Leidy

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 3.00

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
ment was received for record on the
12th day of NOVEMBER, 1976,
at 9:01 o'clock A.M., and recorded
in book M.76 on page 17939.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel Dragic

Deputy

Until a change is requested, all
tax statements shall be sent to
the following name and address

Same