

22499

38- 11361

19517

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DANIEL J. DUFF and DORIS V. DUFF, husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors paid by STEVEN HESS and LINDA HESS, husband and wife, hereinafter called Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 19 in OLD ORCHARD MANOR ADDITION to the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Taxes for the fiscal year 1970-71;
3. Reservations, building set-back lines, and utility easements as set forth on the Plat and in the Dedication of Old Orchard Manor, omitting restrictions herein if any, based on race color, religion or national origin.
4. Right of way for pole line, including the terms and provisions thereof, recorded January 23, 1951, in Deed Volume 244 at page 613.
5. Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded February 20, 1951, in Deed Volume 245 at page 361, omitting restrictions herein if any based on race, color, religion or national origin.

TO HAVE AND TO HOLD the same unto said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, and that Grantors will warrant and forever defend the above granted 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.

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1 The true and actual consideration paid for this transfer,
2 stated in terms of dollars, is the sum of Twelve Thousand and
3 no/100 Dollars (\$12,000.00).

4 WITNESS Grantors' hands this 1st day of October, 1970.

5 Daniel J. Duff
6 Doris V. Duff
7

8 STATE OF OREGON)
9) ss.
County of Klamath)

10 On this 1st day of October, 1970, personally appeared
11 before me, a Notary Public in and for said County and State, the
12 within named DANIEL J. DUFF and DORIS V. DUFF, husband and wife,
and acknowledged the foregoing instrument to be their voluntary
act and deed.

13 Willie F. Wilson
14 Notary Public for Oregon
My Commission Expires: July 8, 1973

15
16
17 STATE OF OREGON; COUNTY OF KLAMATH; ss.
18 filed for record at request of TRANSAMERICA TITLE INS. CO.
19 this 6th day of DECEMBER A. D. 19 76 at 10:15 o'clock AM a. s.
20 duly recorded in Vol. M 76, of DEEDS on page 19517
21 FEE \$6.00
22 Wm D. MILNE, County Clerk
Hazel D. Hazle

23 Return: Ganong Sisemore
24 540 main
25
26 to us: Dept Vets Affairs
27 General Ser. Bldg
28 Salem, Ore 97310
29
30
31
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