

23821

-WARRANTY DEED-

BENJAMIN HENRY DERBY and IRENE PAULINE DERBY, husband and wife, Grantors, convey and warrant to PAN FUNG and KWOK MEI CHOW FUNG, husband and wife, all that real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein.

Lot 3 of SCHIESEL TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; protective covenants of Schiesel Tracts, dated August 13, 1958, recorded August 15, 1958 in Deed Volume 302 at page 97, records of Klamath County, Oregon, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Thirty Four Thousand and No/100ths (\$34,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address:

DATED this 29th day of December, 1976

Benjamin Henry Derby
Irene Pauline Derby

STATE OF OREGON)
County of Klamath) ss. December 29, 1976

Personally appeared the above-named BENJAMIN HENRY DERBY and IRENE PAULINE DERBY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Ernest V. Brown
Notary Public for Oregon
My Commission expires: 11-12-78

*Ref. Co. Title
Klamath Co. Title
Klamath Co. Title*

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO
this 6th day of January A. D. 1977 at 10:21 o'clock AM., and
duly recorded in Vol. M 77, of DEEDS on Page 279

FEE \$ 3.00

W. D. MILNE, County Clerk

Hayden

27 JAN 8 AM 10 27