

1967/50

30269

Vol. 11 Page 1

9386

LAW PUB. CO., PORTLAND, ORE.

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 Fidelity Funding and Realization Company, Inc.

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 1, Block 4, RIVER VIEW SECOND ADDITION, according to the official plat thereof on file in the Office of the County Clerk, Klamath Falls, Oregon.

(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 except

1. The vendees interest in that contract dated February 8, 1973, between Daniel J. Duff and Doris V. Duff, husband and wife, as vendors, and Ethel L. Higginbotham, as vendee.

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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,150.00. 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 August 17, 1973.

*Daniel J. Duff By Doris V. Duff
his Attorney in fact
Doris V. Duff*

STATE OF OREGON, County of Klamath, ss. August 17, 1973.

Personally appeared the above named Daniel J. Duff and Doris V. Duff, Husband and Wife,

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

Before me: *Patricia Glynn*
Notary Public for Oregon
My commission expires 3/7/76

(OFFICIAL SEAL)

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

WARRANTY DEED

Daniel J. Duff and Doris V. Duff, Husband & Wife

TO

Fidelity Funding and Realization Company, Inc.

AFTER RECORDING RETURN TO

Fidelity Funding & Realization Co., Inc.
Box 52
Keno, Oregon 97627

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

FEE \$ 3.00

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 31st day of MAY, 1977, at 9:28 o'clock A.M., and recorded in book M77 on page 9386 or as filing fee number 30269, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By *Patricia Glynn* Deputy