

40163

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 77 Page 23868

DANIEL J. DUFF and DORIS V. DUFF, husband and wife

BILLY M. SULLIVAN and JUDITH G. SULLIVAN, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 7 in Block 1 of KENO HILLSIDE ACRES, Klamath County, Oregon

SUBJECT TO: (1) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Keno Hillside Acres. (2) An easement created by instrument, including the terms and provisions thereof, dated December 13, 1965, recorded January 21, 1966 in Book: M-66 at Page: 604 in favor of Pacific Power and Light Co. for electric facilities along North side of Highway 66 and a right of way for installation of anchors and guys on the SE $\frac{1}{4}$  of Sec. 31 T.39 S. R.8 E.W.M. (3) Restrictions, including the terms and provisions thereof, contained in Bargain and Sale Deed from Piney Woods Land and Development Co., an Oregon Corporation, to Sam B. Davis, dated June 20, 1973, recorded June 21, 1973 in B Book M-73 at page 7803, Microfilm Records, as follows: "...successors and assigns shall not interfere with the reasonable use of said surrounding property for agricultural purposes."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
those stated above

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 \$ 49,900.00

Dated this 8th day of December, 1977.

*Daniel J. Duff*  
Daniel J. Duff

*Doris V. Duff*  
Doris V. Duff

STATE OF OREGON, County of Klamath ) ss.

On this 8th day of December, 1977, personally appeared the above named Daniel J. Duff and Doris V. Duff and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Martha Loh*  
Notary Public for Oregon

My commission expires: 7-21-81

- The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Mr. and Mrs. Sullivan  
11010 Mesa Court  
Klamath Falls, OR 97601  
Taxes to: Dept. of Vet's  
1225 Ferry St. SE  
Salem, OR 97310

Form No. 9-960  
(Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24th day of DECEMBER, 1977, at 3:33 o'clock P.M. and recorded in book 277 on page 23808 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By *Harold Brazil*

Deputy

PER \$3.00