

1-1-74

44028

WARRANTY DEED

Vol. M 78 Page 4025KNOW ALL MEN BY THESE PRESENTS, That DANIEL J. DUFF and DORIS V. DUFF,
as tenants by the entirety.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JANET L. MORGAN, a single person, 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 31 in Block 4, Tract 1064, FIRST ADDITION TO GATEWOOD, according to the office of the County Clerk of Klamath County, 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, easements or restrictions of record, common to the area or apparent on the face of the land.

and that grantor will warrant and forever defend the said 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 \$ 44,900.00

~~Of the whole, the actual consideration consists of the whole of the premises or value given or promised which is the whole of the consideration (indicate which part of the premises or value given or promised which is the whole of the consideration)~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of MARCH, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Daniel J. Duff

Doris V. Duff

STATE OF OREGON, County of Klamath,) ss.
1978STATE OF OREGON,) ss.
County of Klamath,)
1978Personally 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, Wm. D. Milne(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3/20/81

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Daniel J. and Doris V. Duff

P. O. Box 1593

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Janet L. Morgan

184 Dahlia

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL

540 MAID

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Janet L. Morgan

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of March, 1978, at 10:01 o'clock A.M., and recorded in book M78 on page 4035 or as file/reel number 44028, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernard J. Helch Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE