

46145

WARRANTY DEED (INDIVIDUAL)

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DANIEL DUFF AND DORIS V. DUFF, HUSBAND AND WIFE

ROGER J. WALKER AND SUSAN GAIL WALKER, HUSBAND AND WIFE

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 30, Block 4, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of 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 Tract No. 1064, First Addition to Gatewood.

2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded on September 3, 1976 in Book M-76 at Page 13888.

3. An easement created by instrument, including the terms and provisions thereof, Dated June 26, 1905, Recorded May 18, 1907, in Book 22 at Page 479, In Favor Of United States, For Right of way for ditches and canals. (Affects all subdivisions, no exact location given).

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown 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 \$ 46,900.00Dated this 6 day of April, 19 78.

DANIEL DUFF

DORIS V. DUFF

STATE OF OREGON, County of Klamath) ss.On this 6th day of April, 19 78 personally appeared the above named Daniel Duff and Doris V. Duff and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

* 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)

DUFF

TO
WALKER

After Recording Return to:

Roger J. and Susan Gail Walker
5711 SchieselSEND TAXES TO: Dept. of Vet's Affairs
1225 Ferry Street S.E.
Salem, OR 97310

STATE OF OREGON,)

) ss.

County of Klamath)I certify that the within instrument was received for record on the 12th day of April, 19 78 at 11:02 o'clock A M. and recorded in book M78 on page 7019 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha A. Heltsch Deputy

Fee \$3.00

APR 12 1978