

51620

MOUNTAIN TITLE COMPANY

6408-11  
WARRANTY DEED

Vol. 1178 Page 15067

KNOW ALL MEN BY THESE PRESENTS, That

STEVEN R. HARGROVE and BARBARA L.

HARGROVE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD E. DUKES and ANNIE M. DUKES, husband and wife, hereinafter called the grantees, 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:

The S $\frac{1}{2}$  of Lot 11 in Block 8 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING the Easterly 5 feet thereof conveyed for road purposes.

## SUBJECT TO:

1. Regulations of Enterprise Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. Reservations contained in deed recorded August 12, 1942 in Volume 149, page 203.
4. Trust Deed in favor of First Federal Savings and Loan Association, recorded August 2, 1976 in Volume M76, page 11786, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 as set forth above and apparent upon 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 \$28,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.) 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 12th day of July, 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)

Steven R. Hargrove  
Barbara L. Hargrove

STATE OF OREGON,

County of Klamath

July 12, 1978

Personally appeared the above named Steven R. Hargrove and Barbara L. Hargrove

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 8-23-81

STATE OF OREGON, County of ) ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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 \_\_\_\_\_

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.

Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clifford E. & Annie M. Dukes  
1756 Fargo Street  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP

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

no change requested

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13th day of July, 1978, at 2:37 o'clock P.M., and recorded in book M78 on page 15067 or as file/reel number 51620. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By Pamela Shetch Recording Officer  
Deputy

Fee \$3.00

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