

7/14 38-11066-S

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD.

Hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David G. Duffitt and Julia A. Duffitt, 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 appurtenances, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Tract No. 1005 Lot 9, Block 22, Fourth Addition of Klamath River Acres of Oregon, Ltd. according to the official plat thereof on file in the records of Klamath County, Oregon.

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 and restrictions of record 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 \$6,900.00

In considering this deed and in the context as 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 14th day of September, 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.

Attorney-in-fact for Benjamin Curtis Harris a General partner of Klamath River Acres of Oregon, Ltd.

STATE OF OREGON, County of Klamath, September 14, 1978

STATE OF OREGON, County of Klamath, September 14, 1978

Personally appeared the above named E. J. Shipsey, a general partner of Klamath River Acres of Oregon, Ltd.

Personally appeared ... and 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 ...

Notary Public for Oregon, commission expires 4/18/80

Notary Public for Oregon, commission expires 4/18/80

KLAMATH RIVER ACRES OF OREGON, LTD. Box 52, Reno, Oregon 97627. David G. & Julia A. Duffitt, 776 B Westbrook Dr. Klamath Falls, Oregon 97601

STATE OF OREGON, County of ... I certify that the within instrument was received for record on the ... day of ... 19 ... at ... o'clock ... M., and recorded in book ... on page ... or as file/reel number ... of Record of Deeds of said county. Witness my hand and seal of County affixed.

David G. & Julia A. Duffitt, 776 B Westbrook Dr. Klamath Falls, Oregon 97601

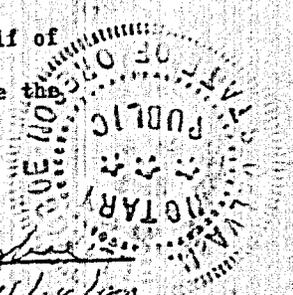
By Recording Officer Deputy

ACKNOWLEDGMENT BY ATTORNEY IN FACT

20366

STATE OF OREGON }
County of Klamath } ss

On the 14th day of September, 1978, personally appeared
E. J. SHIPSEY, who being first duly sworn, did say that he is
the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he
executed the foregoing instrument by authority of and in behalf of
said Principal; and that he acknowledged said instrument to be the
act and deed of said Principal.



Before me: William M. Ellinghaus
Notary Public for Oregon
My Commission Expires: 4/18/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Co.
on 14th day of September A. D. 1978 at 3:57 clock PM. and
fully recorded in Vol. 1178 of Deeds on Page 20365
By Wm D. MILNE, County Cl.
Bernethan H. Dilbeck
Fee \$6.00