

55421

WARRANTY DEED

Vol. M73 Page 21040

KNOW ALL MEN BY THESE PRESENTS, That Arthur Everett Donahue

Demisee called the grantor, for the consideration hereinafter stated, to grantor paid by Charles E. Duhlinger, and Barbara S. Duhlinger, d/ba Hones Too

the grantor, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the demerits, benefits and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lots 3 and 4, Block 1, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
5. Reservations, including the terms and provisions thereof, contained in deed from Western Millers Company to J. B. Lemire, et ux., dated July 1, 1943, recorded July 13, 1943 in Book 156 at page 519, Deed Records of Klamath County, Oregon.

21. THIS INSTRUMENT, HEREIN DESCRIBED ON REVERSE SIDE

Do 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 seised in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that

grantee 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 \$ 25,000.00

~~Whereupon, the grantor covenants to defend, maintain and execute the title to the above described premises, and to execute any other property or value given or promised which is~~

In testimony whereof, the grantor has executed this instrument this 22nd day of September, 1978, and in corporate function, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Arthur Everett Donahue

STATE OF OREGON,  
County of Klamath  
September 22, 1978

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

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 \_\_\_\_\_

Personally appeared the above named Arthur Everett Donahue

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 3/31/84

Notary Public for Oregon  
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of September, 1978, at 3:50 o'clock P. M., and recorded in book M73 on page 21040 or as file/reel number 55421

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Mr. D. Milne, Recording Officer  
By \_\_\_\_\_ Deputy

Fee \$3.00