

71A 38-19413-657

71125

WARRANTY DEED (INDIVIDUAL)

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DANIEL J. DUFF and DORIS V. DUFF, husband and wife
WILLARD L. KENNON and MARY E. KENNON, husband and wife
of KLAMATH, State of Oregon, described as: all that real property situated in the County

Lot 28, Block 4, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations of the City of Klamath Falls.
2. Restrictions as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
3. Covenants, easements and restrictions, recorded September 3, 1976 in Book M-76 at page 13888.
4. An easement recorded May 18, 1907 in Book 22 at page 479.
5. Trust deed, recorded May 8, 1978 in Book M-78 at page 9358, WHICH GRANTEEES HEREIN AGREE TO ASSUME AND PAY IN FULL.
6. 1979-80 taxes, a lien, but not yet payable.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those stated 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 \$ 51,306.00

Dated this 23rd day of JULY, 19 79.

DANIEL J. DUFF
DORIS V. DUFF

STATE OF OREGON, County of KLAMATH

on this date, July 23, 19 79

Daniel J. Duff and Doris V. Duff, husband and wife personally appeared the above named 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

KENNON

After Recording Return to: AND SEND TAX STATEMENTS TO:
Mr. & Mrs. Willard L. Kennon
5159 Laurelwood
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24th day of July, 1979 at 10:42 o'clock AM. and recorded in book 179 on page 17482 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By

Fee \$3.00

Deputy