

04-11926 TA 38-22931

Until a change is requested, all tax statements shall be sent to the following address: KLAMATH FIRST FEDERAL

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92960

WARRANTY DEED

DONNA D. SHELBY, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto DAVID F. LUND and MARILYN LUND, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lot 19 of KENNICOTT COUNTRY ESTATES, Klamath County, Oregon.

SUBJECT TO: (1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

(2) Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

(3) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

(4) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Kennicott Country Estates.

(5) Declaration of Tract Restrictions, including the terms and provisions thereof, contained in an instrument recorded April 15, 1960, in Miscellaneous Volume 14, page 45, Records of Klamath County, Oregon.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that she is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$37,000.00.

In Witness Whereof, the Grantor has executed this instrument this 24<sup>th</sup> day of NOVEMBER, 1980.

X  
Donna D. Shelby

STATE OF OREGON )  
County of Klamath ) ss.

Before me this 24<sup>th</sup> day of NOVEMBER, 1980, personally appeared the above-named DONNA D. SHELBY, and acknowledged the foregoing instrument to be her voluntary act and deed.

Rebecca R. Hamilton  
Notary Public for Oregon  
My Commission Expires: Dec 1981

(S E A L)  
STATE OF OREGON; COUNTY OF KLAMATH; ss.  
I hereby certify that the within instrument was received and filed for record on the

24th day of NOVEMBER A.D., 1980 at 3:45 o'clock P M., and duly recorded in  
M80 of DEEDS on page 22842

3.50

W. D. MILNE, County Clerk  
Jaqueline J. Miller