

96447

WARRANTY DEED

Vol. 1781 Page 3461

KNOW ALL MEN BY THESE PRESENTS, That DANIEL J. DUFF and DORIS V. DUFF, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE W. SELLES and ELAINE B. SELLES, husband and wife 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 tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 1, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath River Acres.

2. Notice of proposed formation of Klamath River Acres Special Road District as set forth in instrument filed January 30, 1975 in County Commissioner's Journal.

3. Taxes for the year 1980-81 payable in the amount of \$66.88, plus interest.

(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 those listed hereinabove

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 \$ 10,000.00

① However, the consideration for this transfer, stated in terms of dollars, is \$ 10,000.00. (The sentence between the symbols ①, 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 day of , 19 ; 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)

DANIEL J. DUFF
DORIS V. DUFF

STATE OF OREGON, }
County of Klamath } ss.
October 22, 19 80

STATE OF OREGON, County of) ss.
19

Personally appeared the above named Daniel J. Duff and Doris V. Duff

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 acknowledged the foregoing instrument to be their 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:

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 9-11-81

My commission expires:

Duff

GRANTOR'S NAME AND ADDRESS

Selles

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. George W. Selles
P. O. Box 66
Keno, OR 97627

NAME, ADDRESS, ZIP

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

Same as listed above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of February, 19 81, at 3:06 o'clock P.M., and recorded in book/reel/volume No. M81 on page 3461 or as document/tee/file/instrument/microfilm No. 96447, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Berntha J. Hetch Deputy

Fee \$3.50

81 FEB 27 PM 3 06

cal 3