

43241

KNOW ALL MEN BY THESE PRESENTS, That ROBERT G. DUTY and SANDRA LEE DUTY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DIANE J. KELLEY, 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 tenements, hereditaments 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 in Block 6 of ST. FRANCIS PARK, Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the year 1977-78 are now a lien, but not yet due and payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
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 St. Francis Park.

(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 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 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 \$15,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 6th day of August SEPT, 1977; 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)

STATE OF OREGON,

County of Klamath

August 6, 1977

Personally appeared the above named ROBERT G. DUTY and SANDRA LEE DUTY, husband and wife

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

OFFICIAL SEAL

Before me:

Notary Public for Oregon

My commission expires: 7-21-81

ROBERT G. DUTY

SANDRA LEE DUTY

STATE OF OREGON, County of _____ ss.

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 _____

a corporation, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Robert G. Duty & Sandra Lee Duty

GRANTOR'S NAME AND ADDRESS

Diane J. Kelley

GRANTEE'S NAME AND ADDRESS

SPACE RESERVED FOR RECORDER'S USE

RETURN MTC

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15th day of November, 1984, at 3:28 o'clock P. M., and recorded in book M84 on page 19356 or as file/reel number 43241, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Recording Officer Deputy

Fee: \$5.00