

46409

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WAYNE HURLEY BUILDING CO., INC.,
an estate in fee simple

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM MICHAEL TUFFS and CHARLEEN TUFFS, as tenants by the entirety, hereinafter called the grantees, 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 17, Block 14, Tract No. 1064, FIRST ADDITION TO GATEWOOD, In the County of Klamath, State of Oregon.

(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, easements or restrictions of record, common to the area or apparent on the face of the land.

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 \$ 47,900.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 47,900.00

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 12th day of April, 1978, 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.

WAYNE HURLEY BUILDING CO., INC.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

ss.

STATE OF OREGON, County of Klamath

ss.

April 12, 1978

Personally appeared Jessie W. Hurley

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

Wayne Hurley Building Co., Inc., 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:

Susan K. Karsch
Notary Public for Oregon

My commission expires: 12-6-81

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

Wayne Hurley Building Co., Inc.

GRANTOR'S NAME AND ADDRESS

William Michael and Charleen Tuffs
6118 Logan Dr.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

After recording return to:

William Michael and Charleen Tuffs
6118 Logan Dr.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

If a return is requested all tax documents shall be sent to the following address:

KFFS
2942 S. 64th

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 17th day of April, 1978, at 3:30 o'clock P.M., and recorded in book M78 on page 7434 or as file/reel number 46409. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
Deputy

Fee \$3.00