

54856

WARRANTY DEED (INDIVIDUAL)

Vol. ^M 78 Page 20174

DANIEL J. DUFF and DORIS V. DUFF, husband and wife

hereinafter called grantor, convey(s) to

GREGORY R. SCHUSTER and STEILA M. SCHUSTER, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

All of Lot "H" in Block 69 of NICHOLS ADDITION to the City of Klamath Falls, and a 10 foot strip off the Southwesterly side of Lot "A" in said Block 69, said ten foot strip adjoining lot "H", in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Trust Deed dated April 27, 1977, recorded April 27, 1977 in Book M-77, on Page 7157.
3. 1978-79 taxes, a lien in an amount to be determined, but not yet payable.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown 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 \$ 17,900.00

Dated this 13 day of September, 1978.

Daniel J. Duff
Doris V. Duff

STATE OF OREGON, County of Klamath ss.

Daniel J. Duff & Doris V. Duff personally appeared the above named instrument to be their voluntary act and deed. September 13, 1978 and acknowledged the foregoing

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON

My Commission Expires 7/21/79

Notary Public for Oregon

My commission expires:

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)

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STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of September, 1978 at 10:50 o'clock A.M. and recorded in book M78 on page 20174 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By *Richard A. Helch*
Fee \$3.00

Deputy

After Recording Return to: TA Donna

Send - tax statements:
1021 McKinley
Klamath Falls, OR
97601