

68973

T/A 38=18953-M

WARRANTY DEED (INDIVIDUAL)

Vol. 79 Page 13984

WILLIAM MICHAEL TUFFS AND CHARLEEN TUFFS, Husband and Wife

ARTHUR A. SHEW AND WANITA M. SHEW, Husband and Wife

of Klamath, State of Oregon, described as: all that real property situated 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 Tract No. 1064, First Addition to Gatewood. 2. Covenants, easements and restrictions, recorded September 3, 1976, in Book M-76 at Page 13888. 3. An easement dated June 26, 1905 and recorded May 18, 1907 in Book 22 at Page 479. 4. Trust Deed dated April 17, 1978 and recorded April 17, 1978 in Book M-78 at Page 7435 to Klamath First Federal Savings and Loan Association, which grantees herein agree to assume and pay.

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 \$ 62,500.00

Dated this 30th day of May, 19 79.

William Michael Tuffs
WILLIAM MICHAEL TUFFS
Charleen Tuffs
CHARLEEN TUFFS

STATE OF OREGON, County of Klamath) ss.

On this 13th day of May, 19 79 personally appeared the above named William Michael Tuffs and Charleen Tuffs and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Carlene P. Addington
Notary Public for Oregon
My commission expires: 3-22-81

- * 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)

WARRANTY DEED (INDIVIDUAL)

Tuffs
TO
Shew

After Recording Return to:
Mr. & Mrs. Arthur A. Shew
5017 Southview
Klamath Falls, Oregon 97601
Taxes: Klamath First Federal
Shasta Plaza Branch
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 13th day of June, 19 79 at 3:35 o'clock P. M. and recorded in book M79 on page 13984 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha Hetsch Deputy

Fee \$3.00