

7A38-19683-3

71940

WARRANTY DEED (INDIVIDUAL)

Vol. 79

18720

JAMES R. TITUS AND FREDIA J. TITUS, husband and wife

DAVID A. STULTS AND TERESA M. STULTS, husband and wife, hereinafter called grantor, convey(s) to

of KLAMATH, State of Oregon, described as: all that real property situated in the County

Lot 15, Block 9, Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE, in the
County of Klamath, State of Oregon.

SUBJECT TO: Taxes for the year 1979-80 are now a lien but not yet due and payable.

Regulations to the City of Klamath Falls.

Regulations to Enterprise irrigation district.

Regulations to South Suburban Sanitary District.

Restrictions if any as shown on the recorded plat to Sixth Addition to Sunset Village.

Covenants easements and restrictions recorded June 29, 1973 in book M-73 at page 8283.

Trust Deed dated February 3, 1978 recorded February 13, 1978 in book M-78 @ page 2611, which the Grantees agree to assume and to pay in

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except full

that which is stated 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 \$ 57,300.00.

Dated this 6 day of August, 1979.

JAMES R. TITUS

FREDIA J. TITUS

STATE OF OREGON, County of KLAMATH) ss.

6 DAY OF AUGUST

James R. Titus and Fredia J. Titus, 1979 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

DONNA K. RICK
NOTARY PUBLIC-OREGON

My Commission Expires 11/1/83

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)

WARRANTY DEED (INDIVIDUAL)

Titus

TO

Stults

After Recording Return to: T/A Donna

SEND TAX STATEMENTS TO:

Mr. & Mrs. Stults

3950 Rio Vista

Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of August, 1979, at 3:55 o'clock PM. and recorded in book 18720 on page 13720 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha Heloch

Fee \$3.50

Deputy