

JERRY O. ANDERSON and PEGGY J. ANDERSON, husband and wife
hereinafter called grantor, convey(s) to
CHARLES ALBERT GUFFEY, JR.
all that real property situated in the County
of KLAMATH, State of Oregon, described as:

Lot 2, Block 4, Tract No. 1091, LYNNWOOD, in the County of Klamath,
State of Oregon.

SUBJECT TO: Taxes for the year 1979-80 are now a lien but not yet payable.
Regulations of the City of Klamath Falls.
Set back provisions as delineated on the recorded plat of
Lynnewood, 20 feet from front lot line.
Restrictions as shown on the recorded plat of Lynnewood.
Covenants, easements and restrictions, recorded July 20, 1973
in Book M-73 at page 9383, amended June 9, 1976 in Book M-76 at
page 8487.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those 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 \$ 75,900.00.*

Dated this 19 day of September, 1979.

Jerry O. Anderson
JERRY O. ANDERSON

Peggy J. Anderson
PEGGY J. ANDERSON

STATE OF OREGON, County of KLAMATH) ss.

on this date, September, 1979 personally appeared the above named
Jerry O. Anderson and Peggy J. Anderson and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Nancy Smith
Notary Public for Oregon

My commission expires: 2-20-82

* 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)

ANDERSON

TO

GUFFEY

After Recording Return to:

Charles Albert Guffey, Jr.
1081 Buck Island Rd.
Klamath Falls, Oregon 97601
SEND TAX STATEMENTS TO:
Department of Veterans Affairs
1225 Ferry St.
Salem, Oregon 97310

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record
on the 19th day of September, 1979
at 3:09 o'clock PM, and recorded in book M79
on page 22353 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha J. Letoch

Deputy

Fee \$ 3.50