

79594A

T/A 38-20963-M

WARRANTY DEED (INDIVIDUAL)

Vol. M 80 Page 1184

WILLIAM MICHAEL TUFFS

REX L. ASH and PEGGY J. ASH, 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 36, Block 1, Tract No. 1116, SUNSET EAST, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sunset East.

3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 13, 1976 in Book M-76 at Page 14336.

4. Trust Deed dated June 25, 1979, recorded June 26, 1979 in Book M-79 at Page 15112 in favor of Klamath First Federal Savings and Loan, 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 \$ 91,000.00

Dated this 18th day of January, 19 80

William Michael Tuffs  
WILLIAM MICHAEL TUFFS

STATE OF OREGON, County of Klamath ) ss.

On this 18th day of January, 19 80 personally appeared the above named William Michael Tuffs and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Marlene V. 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

ASH

After Recording Return to:

Mr. and Mrs. Rex L. Ash  
6907 Verda Vista Place  
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 21st day of January, 1980, at 11:24 o'clock A.M. and recorded in book M-80 on page 1184 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Isisgueline J. Mettler Deputy

Fee \$3.50