

80066

WARRANTY DEED (INDIVIDUAL)

MARLEY K. THURMAN and CHRISTINE M. THURMAN, husband and wife

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

hereinafter called grantor, convey(s) to

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 5, Block 12, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown on attached exhibit "A"

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 \$ 60,000.00Dated this 30 day of January, 19 80Marley K. Thurman
MARLEY K. THURMANChristine M. Thurman
CHRISTINE M. THURMANSTATE OF OREGON, County of Klamath) ss.On this 30 day of January, 19 80 personally appeared the above named Marley K. Thurman and Christine M. Thurman and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna K. Mateson
DONNA K. MATESON
NOTARY PUBLIC-OREGONMy Commission Expires 4/24/81

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)

Thurman

TO

Duff

After Recording Return to:
Mr. and Mrs. Daniel J. Duff
PO Box 1593
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
Same as know listed
Peoples Mortgage Co.

STATE OF OREGON,

) ss.

County of _____)

I certify that the within instrument was received for record on the _____ day of _____, 19 _____,

at _____ o'clock _____ M. and recorded in book _____

on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed

Title

By _____

Deputy

EXHIBIT "A"

1953

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 3. 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.
 4. 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 3, 1976 Book: M-76 Page: 13888
 5. An easement created by instrument, including the terms and provisions thereof,
Dated : June 26, 1905
Recorded : May 18, 1907 Book: 22 Page: 479
In favor of : United States
For : Right of way for ditches and canals
(No exact location given)
 6. Trust Deed including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$46,900.00
Dated : March 3, 1978
Recorded : March 17, 1978 Book: M-78 Page: 5191
Trustor : Marley K. Thurman and Christine M. Thurman, husband and wife
Trustee : Mountain Title Company
Beneficiary : Peoples Mortgage Company, a Washington Corporation
- The above trust deed was assigned by instrument
Dated : May 22, 1978
Recorded : June 12, 1978 Book: M-78 Page: 12412
To : Federal National Mortgage Association
- WHICH GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Co.
this 30th day of January A. D. 1980 at 4:08 clock P. M., an
uly recorded in Vol. M80, of Deeds on Page 1952
Wm D. MILNE, County Cl-
By Bernethard Hetsch
Fee \$7.00