

HUGH L. ALLEN

hereinafter called grantor, convey(s) to  
JIMMIE MAURER and SHIRLEY E. MAURER, husband and wifeall that real property situated in the County  
of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF.....

## SUBJECT TO:

1. Trust Deed, including the terms and provisions thereof,  
dated March 12, 1979 and recorded March 14, 1979 in Book  
M-79 at page 5812, in favor of Klamath First Federal Savings  
and Loan Association of Klamath Falls, Oregon, a corporation,  
which Trust Deed the Grantees herein assume and agree to pay  
according to the terms contained therein.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as  
set forth hereinabove

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 \$ 118,000.00.Dated this 19th day of February, 19 80

Hugh L. Allen  
Hugh L. Allen

STATE OF OREGON, County of Klamath ) ss.

On this 28th day of February, 19 80 personally appeared the above named  
Hugh L. Allen and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Before me:

Darlene P. Addington  
Notary Public for Oregon  
My commission expires: March 22, 1981

- \* 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)

TO

After Recording Return to:  
Mr. & Mrs. Jimmie Maurer  
26461 Highway Circle  
Mission Viejo, Calif. 92691  
Send Tax Statements To:  
Klamath 1st Federal Sth  
540 Main St, City 97601

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.

By

Title

Deputy

4682

EXHIBIT "A"

PARCEL 1

The Southerly 60 feet of Lot 5 and the Southerly 60 feet of Westerly 5 feet of Lot 6, Block 5, ORIGINAL TOWN OF KLAMATH FALLS, OREGON, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

PARCEL 2

The Westerly 59.5 feet of Lot 4, Block 5, ORIGINAL TOWN OF KLAMATH FALLS, OREGON, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 12th day of March A. D. 19 11:19 at o'clock <sup>A</sup> M., and

truly recorded in Vol. 280, of Deeds on Page 4681

W. D. MILNE, County Clerk

By Bernetha A. Atoch

Fee \$7.00