

ARLYNE TOTTEN

JAMES L. WIFORD and JUDY A. WIFORD, husband and wife

Klamath, State of Oregon, described as:

Lot 19, Block 8, Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE, 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 SEE 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 \$ 52,500.00.

Dated this 27th day of March, 19 80.

*Arlyne Totten*

STATE OF OREGON, County of Klamath ) ss.

On this 31<sup>st</sup> day of March, 19 80 personally appeared the above named Arlyne Totten and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

*Susan C. Peltz*  
Notary Public for Oregon  
My commission expires: 11/2/82

- \* 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)

TO

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_

After Recording Return to:

Mr. & Mrs. James L. Wiford  
3868 Rio Vista Way  
Klamath Falls, Oregon 97601  
Send tax statements to:  
Klamath First Federal  
540 Main Street  
Klamath Falls, Oregon 97601

80 APR 2 PM 3 51

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Sixth Addition to Sunset Village, including utility easement along the rear 8 feet thereof.
4. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.
5. Trust Deed, including the terms and provisions thereof, recorded July 1, 1976 in Book: M-76 Page: 9977 in favor of Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which grantees herein agree and assume to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 2nd day of April A. D. 1980 at 3:51 o'clock P.M., and  
fully recorded in Vol. 230, of Deeds on Page 6192

Wm D. MILNE, County Clerk

By Persetha Hetch

Fee \$7.00