

85088
ROGER G. WELTY AND PEGGY M. WELTY, husband and wife
hereinafter called grantor, convey(s) to
TODD A. BRUMBACH AND GLENDA B. BRUMBACH, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

The South 70 feet of Lots 45, 46 47 and 48 in Block 8, ST FRANCIS PARK,
in the County of Klamath, State of Oregon

Subject to:

- 80 JUN 4 AM 08
1) Regulations of the City of Klamath Falls
2) Regulations of Enterprise Irrigation District
3) Regulations of the South Suburban Sanitary District
4) The right is reserved to conduct water through ditches and piper for
irrigations domestic or drainage purposes across all street, alleys, boulevards and lots
5) Trust Deed dated December 21, 1972 and recorded January 5, 1973 in Book M-73
Page 203, which the Buyers herein do not assume and agree to pay, and Sellers
further covenant to and with Buyer that the said prior contract shall be paid
in full prior to, or at the time this Trust Deed which Buyer is executing
on this property is fully paid and that said above described real property
will be released from the lien of said Trust Deed upon payment in full
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as set forth 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 \$ 38,000.00.*

Dated this 2nd day of June, 1980.

Roger G. Welty

Peggy M. Welty

STATE OF OREGON, County of Clatsop) ss.

On June 2nd, 1980 personally appeared the above named
Roger G. Welty and Peggy M. Welty and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Jeffrey K. Walk

Notary Public for Oregon

My commission expires: 8-20-82

* 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)

TO

After Recording Return to: 8 taxes

Mr & Mrs Todd Brumbach
2540 Gettys St
Klamath Falls, OR
97601

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record
on the 4th day of June, 1980,
at 9:08 o'clock A M. and recorded in book M80
on page 10061 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By

Bernetha H. Hester

Deputy

Fee \$3.50