L#04-41984 T/A - 38-01-1149

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

174

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD ALAN SCHMIDT and MARY JANE SCHMIDT, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* MICHAEL TUFFS and Charleen Tuffs, husband and wife, *hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* Klamath *and State of Oregon, described as follows, to-wit:*

Lot 54, Block 3, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon

'81 MAY 29 PM 3 54

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except, easements or restrictions of record, or easements and restrictions common to the area or apparent on the face of the land *and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.*

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 57,900.00.

~~*(Here comply with requirements of ORS 93.030)*~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th *day of* MAY, *19* 81; *if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

Richard Alan Schmidt

Mary Jane Schmidt

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
MAY 29, *19* 81

Personally appeared the above named RICHARD ALAN SCHMIDT and MARY JANE SCHMIDT, husband and wife *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Gerald V. Baum

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-82

STATE OF OREGON, County of) ss.

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Personally appeared *and* *who, being duly sworn, each for himself and not one for the other, did say that the former is the* *president and that the latter is the* *secretary of* *, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.*

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Richard Alan and Mary Jane Schmidt
5116 Ankeny
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Michael and Charleen Tuffs
5706 Bryant
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

T.A.

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 29th *day of* May, *19* 81, *at* 3:54 *o'clock P.M., and recorded in book/reel/volume No.* M81 *on page* 9631 *or as document/fee/file/instrument/microfilm No.* 174, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME TITLE

By Debra A Jensen Deputy

Fee $3.50