

58335

09-42196

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M 80 Page 2808

MICHAEL TUFFS and CHARLEEN TUFFS, husband and wife, hereinafter called grantor,
convey(s) to GARY WAYNE MONTGOMERY all that real property situated in the
County of Klamath, State of Oregon, described as:

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

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART-
MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

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 \$ 50,000.00. However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole consideration
(indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 14TH day of FEBRUARY,

19 86.

STATE OF OREGON, County of KLAMATH

FEBRUARY 14, 19 86.

Personally appeared the above named MICHAEL TUFFS & CHARLEEN
instrument to be THEIR voluntary act and deed.

Before me:

Robert J. Tucan
Notary Public for OREGON
My Commission Expires: 10-13-86

MICHAEL & CHARLEEN TUFFS
P.O. Box 55
KLAMATH FALLS, OR
GRANTOR'S NAME AND ADDRESS

GARY WAYNE MONTGOMERY
SILV ANKENY
KFO
GRANTEE'S NAME AND ADDRESS

After recording return to:

GARY MONTGOMERY
SILV ANKENY
K. FALLS, OR 97603
NAME, ADDRESS, ZIP

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

KFFSEL
2943 S. 6TH
KFO 97603
NAME, ADDRESS, ZIP

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/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME _____ TITLE _____
By _____ Deputy

08 FEB 14 PM 3 14

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. 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.
3. 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
4. An easement, 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)
5. An easement, including the terms and provisions thereof:
 Dated : May 1, 1945
 Recorded : May 15, 1945
 Book : 176
 Page : 284
 In favor of : California Oregon Power Company
 For : Right of way for pole lines
 (No specific location)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 14th day
 of February A.D., 19 86 at 3:14 o'clock P M., and duly recorded in Vol. M86,
 of Deeds on Page 2808.

FEE \$9.00

Evelyn Biehn, County Clerk
 By Sam Smith