

59765

KNOW ALL MEN BY THESE PRESENTS, That LEROY D. CHANCELLOR and ANNETTE K. CHANCELLOR, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM M. TUFFS and CHARLENE TUFFS, husband and wife  
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 3 in Block 6 of KLAMATH RIVER SPORTSMANS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

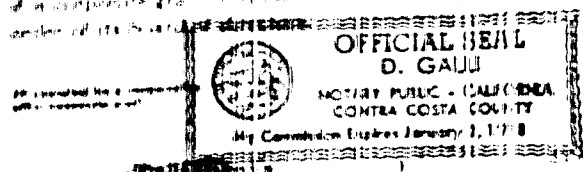
It is covenanted and warranted that the property described in this instrument is in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department as to its approved use.

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 seised in fee simple of the above granted premises, free from all encumbrances except those stated on the reverse of this document and those apparent upon the land as of the date of this conveyance.  
Grantor will maintain 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 \$ 55,000.00  
Officer, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See 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 25th day of March, 1986,  
at a corporate office of the grantor, its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Leroy D. Chancellor  
Leroy D. Chancellor

Annette K. Chancellor  
Annette K. Chancellor



STATE OF CALIFORNIA  
County of Contra Costa  
March 25, 1986

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19 \_\_\_\_  
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 California  
My commission expires 1-2-88

Notary Public for Oregon  
My commission expires:

Leroy D. Chancellor & Annette K. Chancellor  
William M. Tuffs & Charlene Tuffs

After record by return to  
Klamath First Federal Savings and Loan  
1943 South Sixth Street  
Klamath Falls, Oregon 97601  
Should change is requested all the statements shall be sent to the full mailing address  
Same as listed above

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 \_\_\_\_\_ or as file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Recording Officer  
By \_\_\_\_\_ Deputy

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## Subject to:

1. A 20 foot building setback from streets as shown on dedicated plat.

2. Restrictions as contained in plat dedication, to wit:  
 "Said plat subject to: (1) A 16 foot public utilities easement as shown on the annexed plat and also a 16 foot public utilities easement centered on the back and sideline of all lots; (2) A 20 foot building setback line along the front of all lots; (3) Additional restrictions as provided in any recorded protective covenants."

3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 6, 1968 in Volume 1164, page 1094, Microfilm Record of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of \_\_\_\_\_ the 1st day  
 of April A.D. 19 86 at 3:43 o'clock P.M., and duly recorded in Vol. M86,  
 of \_\_\_\_\_ Books on Page 5372.

Evelyn Biehn, County Clerk  
 By [Signature]

FEE \$14.00