

**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

WILLIAM M. TUFFS and CHARLEEN TUFFS, husband and wife

convey(s) to RANDY L. DOVEL and TERESA L. DOVEL, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 3, Block 6, KLAMATH RIVER SPORTSMANS ESTATES, in the County of Klamath, State of Oregon.

**SUBJECT TO:**

1. Conditions, Restrictions as shown on the recorded plat of Klamath River Sportsmans Estates.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record, recorded March 26, 1968 in Book M-68 at Page 4084.

\*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 DEPARTMENT 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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

See 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 \$ 69,900.00. \*However, the actual consideration 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 29th day of June, 19 90.

William M. Tuffs  
William M. Tuffs  
Charlene Tuffs  
Charlene Tuffs

STATE OF OREGON, County of Klamath

June, 29, 19 90

Personally appeared the above named William M. Tuffs and Charlene Tuffs

Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Daniel O. Chandler  
Notary Public for Oregon  
My Commission Expires: 7-6-90

William M. and Charlene Tuffs  
c/o KFF

**GRANTOR'S NAME AND ADDRESS**

Randy L. Dovel and Teresa L. Dovel  
15660 Keno-Worden Hwy  
Keno, Oregon 97627

**GRANTEE'S NAME AND ADDRESS**

After recording return to:  
Klamath First Federal S & L

2943 South Sixth St.  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

Klamath First Federal Savings and Loan  
2943 South Sixth St.  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

**STATE OF OREGON,**

SS.

County of Klamath

I certify that the within instrument was received for record on the 29th day of June, 19 90, at 3:57 o'clock P. M., and recorded in book/reel/volume No. M90 on page 12918 or as document/fee/file/Instrument/microfilm No. 16971, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Daniel O. Chandler Deputy

Fee \$28.00

\*90 JUN 29 PM 3 57