

KNOW ALL MEN BY THESE PRESENTS, That DONALD L. KETTLER and ELSIE S. KETTLER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL GUTIERREZ and BARBARA J. GUTIERREZ, 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:

A tract of land situated in Government Lot 2, Sect. 13, T. 38 S., Range 8, E.W.M. more particularly described as follows: Beg. at the iron pin marking the NE corner of Gov. Lot 2, S. 13, T. 38 S., Range 8, E.W.M. Klamath County, Ore.; thence S. 80° 26' W. along the W. boundary of that parcel described in Klamath County Deed Rec. M-68, at p. 1815, 293.50 ft. to an iron pin; thence S. 29° 48' W., 362.23 ft. to an iron pin marking the SW corner of that parcel described in Klamath County Deed Rec. M-68, at p. 1815; thence N. 53° 13' W. 106.08 ft. to an iron pin, thence N. 61° 27' W. 722.02 ft; thence N. 80° 19' W. 38.30 ft; thence N. 189.63 ft. to a point on the N. boundary line of said Gov. Lot 2; thence E. along said N. boundary line 980.00 ft. to the point of beg. EXCEPTING a 60 ft. strip along the S. boundary and a 60 ft. strip along the E. boundary for roads.

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 excepting easements and restrictions of record, and those apparent on the land, and except that there shall be only one dwelling of not less than 1500 sq. ft. on main floor on said property described above, and no commercial buildings or enterprises thereon.

and that grantor will warrant and forever defend the above granted 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 \$ 9,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>⑥</sup>

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 18th day of January, 1971

*Donald L. Kettler*  
(Donald L. Kettler)  
*Elsie S. Kettler*  
(Elsie S. Kettler)

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named DONALD L. KETTLER and ELSIE S. KETTLER, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Marion L. Lundquist*  
Notary Public for Oregon  
My commission expires July 22, 1973

NOTE—The sentence between the symbols ⑥, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED  
DONALD L. KETTLER, et ux

TO  
DANIEL GUTIERREZ et ux

AFTER RECORDING RETURN TO  
*Daniel Gutierrez*  
2550 Portland St.  
City.

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of January, 1971, at 11:59 o'clock AM., and recorded in book M71 on page 491 Record of Deeds of said County.

Witness my hand and seal of Count: affixed.

Wm. D. Milne

County Clerk, Title.

By *Clifford G. Gifford* Deputy