

91789

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

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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That NELLIE A. LUTTRELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD T. LUTTRELL and ZONA J. LUTTRELL, 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: All that part of the NE 1/4 of NW 1/4 of Section 23, Township 39 South, Range 8 E.W.M., described as follows: Beginning at the intersection of a line running North and South and distant from the West line of said NE 1/4 NW 1/4 882 feet easterly therefrom and the northerly line of the Klamath Falls Keno Road or Highway; thence from said point of beginning north and parallel with the said West line of said NE 1/4 of NW 1/4 a distance of 330 feet; thence northeasterly and parallel with said line of Highway to the West line of property deeded to Roxana Miller Harvey by deed recorded in Book 113, page 29 of Klamath County Deed Records, being a line distant 341 feet west of the East line of said NE 1/4 of NW 1/4 and parallel thereto; thence South and along said line of the Harvey property to the north line of the said highway; thence westerly along said highway line to the place of beginning.

(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 all unpaid and future real property taxes; reservations, restrictions, easements and rights of way of record, and those apparent on 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 \$ 10.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8 day of August, 19 74; 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.

Nellie A. Luttrell

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
August 8, 19 74.

Personally appeared the above named NELLIE A. LUTTRELL

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7-26-77

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:

Nellie A. Luttrell

GRANTOR'S NAME AND ADDRESS

Richard T. Luttrell & Zona J. LUTTRELL, Route 3, Box 250 A Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Richard T. & Zona J. Luttrell  
Route 3, Box 250 A  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Richard T. & Zona J. Luttrell  
Route 3, Box 250 A  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 8th day of August, 19 74, at 1:53 o'clock P.M., and recorded in book M74 on page 9666 or as file/reel number 91789

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk  
Recording Officer  
By Carol Hill Deputy

\$2.00

AUG 8 1 53 PM 1974