

WARRANTY DEED

28-8219
KNOW ALL MEN BY THESE PRESENTS, That RICHARD S. SHUCK and BETTY JEAN SHUCK, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROLLIN V. TUTER, 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:

The North 60 feet of the South 70 feet of Lot 23 TONATEE HOMES, Klamath County, Oregon.

RECEIVED
DEC 12 1974
3:30 pm

(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 those of record, in particular a mortgage in favor of Commerce Investment Inc., recorded February 8, 1960 in Book 194 at page 427, which the grantee herein agrees to assume and pay according to the terms therein, 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 \$ 4,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part 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 18 day of December, 1974; 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.

(If executed by a corporation, affix corporate seal)

Richard S. Shuck
Richard S. Shuck

Betty Jean Shuck
Betty Jean Shuck

STATE OF OREGON,)
County of Klamath) ss.
December 18, 1974

STATE OF OREGON, County of) ss.
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Personally appeared the above named Richard S. Shuck and Betty Jean Shuck

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 _____

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

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: Judy Blubels
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8-12-77

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Richard S. Shuck
425 Oak Street
Klamath Falls, Oregon
GRANTOR'S NAME AND ADDRESS

Rollin V. Tuter
505 S. 5th Street
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:
grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
U. S. National Bank

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 19th day of DECEMBER, 1974, at 3:30 o'clock P. M., and recorded in book 174 on page 16087 or as file/reel number 95884, Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE
Recording Officer
By Hazel Shagle Deputy

SPACE RESERVED FOR RECORDER'S USE

FEE \$ 2.00