

13273

WARRANTY DEED

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6483



KNOW ALL MEN BY THESE PRESENTS, That

MELVIN DALE LUTTRELL and RUBY JUNE LUTTRELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DELL I. GREGG and JEAN ANNE GREGG, 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 portion of Lot 13 in Block 8 of STEWART, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southwesterly corner of said Lot; thence Northerly along the line between said Lot 13 and Lot 14 a distance of 58 feet; thence Northeasterly to a point on the Easterly line of Lot 13 which point is 58 feet North of the Southeasterly corner of said Lot 13; thence South along Easterly line of Lot 13, a distance of 58 feet to the Southeast corner of said Lot 13; thence Westerly 47.8 feet distant along the lot line common to Lots 13 and 12 to the point 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 those of record and apparent upon 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 \$11,900.00.

However, the actual consideration consists of or includes other property or value given or promised which is 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 30th day of April, 1976; 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)

STATE OF OREGON,

County of Klamath

April 30, 1976

Personally appeared the above named

Melvin Dale Luttrell and Ruby June Luttrell

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of

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) ss.

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of KLANATH

I certify that the within instrument was received for record on the 3rd day of MAY, 1976, at 10:53 o'clock A.M., and recorded in book M 76 on page 6483 or as file/reel number 13273, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dell I. Gregg
4836 1/2 Harlan Drive
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP