

49282

WARRANTY DEED (INDIVIDUAL)

Vol. ¹¹⁷ 78 Page 11601

RICHARD T. LUTTRELL AND ZONA JEAN LUTTRELL, HUSBAND AND WIFE

JEROME PIERCE AND I. LORRAINE PIERCE, HUSBAND AND WIFE, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

(See attached exhibit A)

SUBJECT TO: 1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of La Wanda Hills.

2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race color, religion or national origin, imposed by instrument, including the terms thereof, Recorded November 14, 1975 in Book M-75 at Page 14401.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed 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 \$ 85,500.00.*

Dated this 31st day of May, 19 78.

Richard T. Luttrell
RICHARD T. LUTTRELL

Zona Jean Luttrell
ZONA JEAN LUTTRELL

STATE OF OREGON, County of Klamath) ss.

On this 31st day of May, 19 78 personally appeared the above named Richard T. Luttrell and Zona Jean Luttrell and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Arlene T. Addington
Notary Public for Oregon

My commission expires: March 22, 1981

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

LUTTRELL

TO

PIERCE

After Recording Return to: and send taxes to:

Mr. and Mrs. Jerome Pierce
Route 3, Box 250A
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title

Deputy

Exhibit "A"

11601

Lot 5, Block 4, Tract No. 1002, LA WANDA HILLS, in the County of Klamath, State of Oregon, EXCEPTING the Southern portion more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the most Southern corner of said Lot 5; thence North 00° 01' 20" East along the West line of said Lot 5, 423.70 feet to a 1/2 inch iron pin; thence South 69° 22' 33" East, 325.42 feet to a 1/2 inch iron pin on a point on curve of the Northerly right of way line of Gearhart Street from which the radius point of said curve bears North 68° 19' 09" West, 248.85 feet; thence along the arc of a 248.85 feet radius curve to the right (delta = 26° 19' 09": Long Chord = South 34° 50' 25" West, 113.31 feet) 114.31 feet to a 5/8 inch iron pin at the end of curve; thence South 48° 00' 00" West, 322.92 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Co.
the 31st day of May A. D. 1978 at 3:56 o'clock P. M., and
truly recorded in Vol. M78, of Deeds on Page 11601

Wm D. MILNE, County Clerk

By Bernice H. Delich

Fee \$6.00