

38-16559 01-11388

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56135

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That VIRGIL L. TUTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS W. DRAKE and GAYLE ANNE DRAKE, 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:

The West $\frac{1}{2}$ of Lots 11 and 12, Block 9, FAIRVIEW NO.2, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

(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

Taxes for the year 1978-79 are now a lien but not yet payable Regulations, including levies, liens and utility assessments of the City of Klamath Falls, 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 \$ 30,000.00

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 ①, 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 3rd day of October, 1978; 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.

Rollin V. Tuter Power of Attorney
Virgil L. Tuter as attorney in fact

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
October 3rd, 1978

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and

_____, who, being duly sworn,

Tuter/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)

Personally appeared the above named Rollin V. Tuter
Power of Attorney for Virgil L. Tuter

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

Before me, Shirley A. Page
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 4/24/81

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
FA. CH. ARLEN

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
K. F. F. S. C.

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 4th day of October, 1978, at 3:48 o'clock P.M., and recorded in book M78 on page 22153 or as file/reel number 56135, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Shirley A. Page Deputy

Fee \$3.00