

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE LUSK,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAUREEN FOWLER and CURTIS D. RITCHIE, as tenants in common, 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:

Lots 13 and 14, Block 10, THE TERRACES.
SUBJECT TO: (1) Bond;

SUBJECT TO: (1) Regulations, levies, liens and utility assessments of the City of Klamath Falls. (2) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of The Terraces. (3) Easement, including the terms and provisions thereof, dated April 2, 1931, recorded December 2, 1931, in Volume 96, Page 346, in favor of the City of Klamath Falls for sewer purposes across the westerly portion of the subject property. (4) Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$13,600.00, dated June 3, 1966, recorded June 3, 1966, in Volume M-66, Page 5832, wherein Lawrence Lusk, et ux, are trustees, Oregon Title Insurance Company is trustee and United States National Bank of Oregon is the beneficiary, which grantor agrees to pay and to save grantees, their heirs, assigns and personal representatives.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONTINUED ON REVERSE)

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 as stated above,

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. and that
The true and actual consideration paid for this tract of land was

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$49,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which X the sentence between the symbols X if more than one should be deleted. See QRS 23-230.)

In Witness Whereof, the grantor has executed this instrument on the _____ day of _____, 20____.

In Witness Whereof, the grantor has executed this instrument this 25th day of February, 1981; 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.

LAWRENCE LUSK, aka JAMES LAWRENCE LUSK

(If executed by a corporation,
affix corporate seal)

SEE REVERSE FOR
ACKNOWLEDGMENT

STATE OF OREGON, County of.....) ss.

Personally appeared

Personally appeared the above named

.....and acknowledged the foregoing instru-
ment to be.....voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maureen Fowler & Curtis D. Ritchie
1245 44th Ave. NE
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

U.S. National Bank of Oregon
Klamath Falls, Oregon

Klamath Falls Branch
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of _____

~~I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.~~

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

KLAMATH TITLE OREGON
KLAMATH TITLE PLANT
P.O. BOX 10000
(DESCRIPTION CONTINUED:)

sentatives, harmless from any costs, damages or expenses in connection therewith.

damages or expenses in connection

ACKNOWLEDGMENT:

STATE OF OREGON
County of KLAMATH

ss. February 25, 1981

Personally appeared H. F. SMITH, who, being first duly sworn, did say that he is the attorney in fact for LAWRENCE LUSK, aka JAMES LAWRENCE LUSK, and that he executed the foregoing Deed by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

Debra Salminen
NOTARY PUBLIC FOR OREGON
My commission expires May 13, 1981

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 6th day of March A.D. 1981 at 3:46 o'clock P.M.
duly recorded in Vol. M81 of Deeds on Page 4083

Fee \$7.00

By *Evelyn Biehn*
EVELYN BIEHN, County Clerk

KNOW ALL MEN BY THESE PRESENTS

THAT