

23835

T/A #M-38-26107-2
WARRANTY DEED (INDIVIDUAL)

Vol. 183 Page 8052

MAUREEN FOWLER and CURTIS D. RITCHIE

DAVID M. LATOURETTE and PAMELA R. SIMONS, husband and wife

all that real property situated in the County
of Klamath, State of Oregon, described as:Lots 13 and 14, Block 10, THE TERRACES, in the City of Klamath Falls,
County of Klamath, State of Oregon.

Subject to:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat, The Terraces.
2. An easement created by instrument, including the terms and provisions thereof, recorded December 2, 1931 in Volume: 96 Page: 346.
3. Trust Deed, including the terms and provisions thereof, recorded June 3, 1966 in Book: M-66 Page: 5832 in favor of United State National Bank of Oregon, a national banking association, which Trust Deed the grantees herein do not assume and agree to pay, and grantor herein holds grantees harmless therefrom.
4. Trust Deed, including the terms and provisions thereof, recorded March 6, 1981 in Book: M-81 Page: 4085 in favor of Lawrence Lusk aka James Lawrence Lusk, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as set forth hereinabove

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 \$ 43,000.00.Dated this 24th day of May, 19 83.

[Signature]
Maureen Fowler by [Signature]
 Her Attorney in Fact

STATE OF OREGON, County of Klamath) ss.

On this 24th day of May, 19 83 personally appeared the above named
Curtis D. Ritchie and acknowledged the foregoing
 instrument to be his voluntary act and deed.

Before me:

[Signature]
 Notary Public for Oregon
 My commission expires: 3-22-85

- * 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)

TO

After Recording Return to: *[Signature]* Taxes;

Mr. & Mrs. David M. Latourette
 3924 Bartlett
 City, 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

STATE OF OREGON,

County of Klamath

} ss.

On this the 24th day of May, 19 83 personally appeared
Curtis D. Ritchie
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for Maureen Fowler
 and
 that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.

Before me:

Marlene P. Addington
 Notary Public for Oregon.
 My Commission expires 3-22-85

ATTORNEY IN FACT ACKNOWLEDGMENT
 Form No. 0-13
 (Previous Form No. Form 159)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .
 on 24th day of May A.D. 1983 at 3:37 o'clock P.M., and
 duly recorded in Vol. M83, of Deeds on Page 8052
 8.00 fee By EVELYN BEHN, County Clerk