

KNOW ALL MEN BY THESE PRESENTS, That

CORNEL R. TUTER and GENELL TUTER, husband and wife,

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

HILLIARD BLANCHARD, JR. and KATHLEEN V. BLANCHARD, 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 parcel of land situate in Government Lot 3 and the SE 1/4 of the NW 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning on the North line of Government Lot 3 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, at a point thereon distant 330 feet East from the Northwest corner of said Lot 3, thence South 1413.04 feet to the true point of beginning, thence East 299.98 feet to a point, thence South parallel to the West line of said Lot 3, 501.93 feet to the North right-of-way line of State Highway 66, thence Southwesterly along said North right-of-way line 131.85 feet to a point, thence continu-

MOUNTAIN TITLE COMPANY INC.

ing Southwesterly along said North right of line 197.63 feet to a point at the intersection of a line running North-South from the point of beginning; thence North 621.53 feet to the point of beginning, with bearings based on Minor Partition 20-83 as filed in the

(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 as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 66,500.00

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 @, 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 2nd day of November, 1983; 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

November 2, 1983

Personally appeared the above named
CORNEL R. TUTER and GENELL

TUTER

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/87

CORNEL R. TUTER

GENELL TUTER

STATE OF OREGON, County of) ss.

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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

, 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)

Notary Public for Oregon

My commission expires:

Cornel R. Tuter and Genell Tuter

GRANTOR'S NAME AND ADDRESS

Hilliard Blanchard, Jr. and Kathleen V. Blanchard
P.O. Box 1255, Klamath Falls, Or. 97601

GRANTEE'S NAME AND ADDRESS

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

Klamath County Engineer's Office.

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, due and payable.
2. Rights of the public in and to any portion of herein described premises lying within the limits of streets, roads, or highways.
3. Grant of Right of Way, including the terms and provisions thereof,
Dated: March 22, 1926
Recorded: April 8, 1926
Volume: 69, page 440, Deed Records of Klamath County, Oregon
In favor of: California Oregon Power Co.
For: Electric transmission and distribution line
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: July 17, 1974
Recorded: July 17, 1974
Volume: M74, page 8710, Microfilm Records of Klamath County, Oregon
Amount: \$23,708.00
Mortgagor: Cornel R. Tuter and Genell Tuter, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (M13031-P)

The Grantees named herein agree to assume and pay the above described Mortgage.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 3rd day of November A.D. 19 83
at 2:37 o'clock P M, and duly
recorded in Vol. M83 of Deeds
page 18966

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00