40290 MTC-13788 WARRANTY DEED Vol. M84 Page 14417

KNOW ALL MEN BY THESE PRESENTS, That RICHARD T. LUTTRELL and ZONA J. LUTTRELL husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN V. HARPER and SHARON A. HARPER, 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:

Lot 19 in Block 1, TRACT 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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(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 set forth on the reverse of this document and those apparent upon the land as of the date of this conveyance.

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 $92,500.00.

[1]However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration (indicate which).[1] (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 16 day of August, 19 84; 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)

Richard T. Luttrell
Richard T. Luttrell

Zona J. Luttrell
Zona J. Luttrell

STATE OF OREGON, County of Klamath } ss.
August 16, 19 84

Personally appeared the above named Richard T. Luttrell & Zona J. Luttrell and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-16-88

STATE OF OREGON, County of ) ss.
, 19

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:

Richard T. & Zona J. Luttrell
GRANTOR'S NAME AND ADDRESS

Steven V. & Sharon A. Harper
7121 Sierra
KF
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath 1st Fed.
540 Main St.
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Same as above
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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

14418

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterpirse Irrigation District.

4. An 8 foot utility easement over the rear of lot and a 16 foot utility easement over the Easterly portion of lot as shown on dedicated plat.

5. A 25 foot building setback line from street as shown on dedicated plat.

6. Reservations as contained in plat dedication, to wit:
"Subject to: (1) Easements for future public utilities as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities; (2) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (3) All easements and reservations of record, applicable to zoning requirements, and additional restrictions as provided in any recorded protective covenants."

7. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 13, 1976 in Volume M76, page 14336, Microfilm Records of Klamath County, Oregon.

8. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Village Lighting District.

9. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

***"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 21 day of Aug. A.D. 19 84
at 11:54 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 14417.

EVELYN BIEHN, County Clerk
By Ann Smith Deputy
Fee 8.00