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WARRANTY DEED

Vol. M85 Page 14844

KNOW ALL MEN BY THESE PRESENTS, That FRED N. LUTZ, JR. and
CONNIE L. LUTZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALAN G. SCOTT and DEBRA J. SCOTT, 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:

All of Lot 26 and the Easterly 18.46 feet of Lot 27 of WEST PARK ADDITION 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

SEE ATTACHED EXHIBIT "A"

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 \$ 50,000.00.

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 ©, 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 10 day of September, 19 85; 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.

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.

Connie L. Howard formerly known as Connie L. Lutz

STATE OF OREGON,)
County of Klamath) ss.
September 10, 19 85

STATE OF OREGON, County of) ss.
19

Personally appeared and

Personally appeared the above named
Fred N. Lutz, Jr. and ~~Connie L. Lutz~~
Connie L. Howard, formerly known as
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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 be-
half 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)(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 6-16-88

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

Fred N. Lutz, Jr. and Connie L. Lutz

GRANTOR'S NAME AND ADDRESS

Alan G. Scott & Debra J. Scott
518 Fulton Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Scott c/6 Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

205 SEP 13 AM 11 09

EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year 1985-86 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Easement, including the terms and provisions thereof, from A. C. Rambo, to the City of Klamath Falls, dated April 8, 1930, recorded June 12, 1930 in Deed Book 91 at page 364. (Affects Lots 26, 27 and 28)
4. Declaration of conditions and restrictions for West Park Addition, executed by Norman W. Jones and B. Emogene Jones, husband and wife, dated September 10, 1956, recorded September 21, 1956 in Deed Volume 286 at page 611, omitting restrictions herein, if any, based on race, color, religion or national origin.
5. Grant of right of way, dated October 22, 1956, recorded October 22, 1956, in Book 287 at page 456, Deed Records, from Norman W. Jones and B. Emogene Jones, husband and wife to The California Oregon Power Company.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 13th day
of September A.D., 19 85 at 11:09 o'clock A M., and duly recorded in Vol. M85,
of _____ Deeds _____ on Page 14844.

FEE \$9.00

By Evelyn Biehn, County Clerk
[Signature]