

KNOW ALL MEN BY THESE PRESENTS, That MARVIN TUTER and CYNTHIA TUTER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN H. GETTLE 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

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 shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed

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 \$43,000.00. 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):

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 11 day of November, 1985; 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)

Marvin Tuter
Marvin Tuter

Cynthia Tuter
Cynthia Tuter

STATE OF OREGON, County of Klamath ss. November 11, 1985

Personally appeared Marvin Tuter and Cynthia Tuter who, being duly sworn, each for himself and not one for the other, did say that the former is the president and the latter is the secretary of N/A

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: Rosemary Whitaker
Notary Public for Oregon
My commission expires: 11-16-87

STATE OF OREGON, County of ss. 19

Personally appeared the above named MARVIN TUTER and CYNTHIA TUTER

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

Before me: Notary Public for Oregon
My commission expires:

MARVIN TUTER & CYNTHIA TUTER

GRANTOR'S NAME AND ADDRESS
JOHN H. GETTLE
3417 PaHerson
Klamath Falls OR 97601

GRANTEE
NAME, ADDRESS, ZIP

Should a change in requested all tax statements shall be sent to the following address.
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.

By Recording Officer Deputy

18293
Lot 20 and the Southerly 20 feet of Lot 21, VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the following described tract:

A strip of land situated in Lot 20, "VALLEY VIEW", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 3/8 inch iron pin on the Southwest corner of said Lot 20; thence North 00°13' West along the Easterly line of Patterson Street a distance of 65.29 feet to a one-half inch iron pin; thence South 66°59' East a distance of 130.59 feet to a one-half inch iron pin on the Easterly boundary of Valley View Subdivision; thence South 00°13' East along said Easterly boundary a distance of 65.29 feet to the southeast corner of Valley View Subdivision; thence North 66°59' West along the Southerly boundary of Valley View Subdivision a distance of 130.59 feet to the point of beginning; and as shown on Survey Map No. 1172 as recorded in the office of the Klamath County Surveyor.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
4. Reservations, restrictions and easements as contained in plat dedication, to wit: "subject to a 20 foot building setback line as shown, a minimum building construction of 1100 square feet, and subject to an eight foot easement along the back property lines of each lot for future sanitary sewer and public utilities, said easement shall provide for the ingress and egress for maintenance and construction of such utilities and no structures shall be permitted and any plantings shall be placed at the risk of the owner in said easement and this plat is approved subject to the following conditions: (1) The owners of the land in this subdivision, their heirs and assigns, in whom title may be vested, shall always at their own expense, properly maintain and operate such irrigation system; (2) The Enterprise Irrigation District, its successors and the United States, persons, firm or corporation operating the irrigation works of the Enterprise Irrigation District, shall never be liable for damage caused by improper construction, operation or care of such system, or for lack of sufficient water for irrigation. Liability of the operators being limited to furnishing water at established outlets of the U.S.B.R. Lateral."

5. Subject to a 20 foot building setback from Patterson Street as shown on dedicated plat.
6. An easement created by instrument, including the terms and provisions thereof,
Dated: February 14, 1966
Recorded: August 3, 1966
Volume: M66, page 7841, Microfilm Records of Klamath County, Oregon
From: Joseph R. Glodoski and Gertrude W. Glodoski, husband and wife
In favor of: South Suburban Sanitary District
For: Sewer easement

7. Subject to reservations and restrictions as contained in deed recorded October 18, 1974 in Volume M74, page 13648, Microfilm Records of Klamath County, Oregon, Joseph R. Glodoski, et ux, grantor and Jeld-Wen, inc., grantee, to wit: "Single family dwelling."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of November

A.D. 19 85 at 12:15 o'clock P M., and duly recorded in Vol. M85 the 12th day
of Deeds

FEE \$9.00

on Page 18292
Evelyn Blahn

By

County Clerk
Ed Smith