

56238

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROLLIN V. TUTER Vol. 1085 Page 20138

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EARL D. NASH and IRENE D. NASH, 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 5, Block 97, KLAMATH ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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.

- continued on the reverse side of this deed

(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 \$ 47,000.00

~~WHEREFORE, the said consideration is hereby acknowledged by the grantor and the grantee, and the grantee hereby acknowledges the receipt of the same.~~ (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 6th day of December, 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.

ROLLIN V. TUTER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.

County of Klamath,)
December 6, 1985

Personally appeared the above named

ROLLIN V. TUTER

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

(OFFICIAL SEAL)

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of) ss.

Personally appeared , 19

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:

Rollin V. Tuter

314 S. 7th St.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Earl D. Nash & Irene D. Nash

Rt. 5 Box 1300
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

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,) ss.

County of

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/rec number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

8E10S

- continued from the reverse side of this deed -

SUBJECT TO:

1. City water and sewer use charges, if any, due to the City of Klamath Falls.
2. 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: April 11, 1977

Recorded: April 11, 1977

Volume: M77, page 6026, Microfilm Records of Klamath County, Oregon

Amount: \$23,750.00

Mortgagor: Rollin V. Tuter and Berdene Tuter, husband and wife

Mortgagee: First Federal Savings and Loan Association of Klamath Falls, Oregon

The Grantees herein hereby agree to assume and pay the above described Mortgage in full as of the date of this deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 85 at 10:45 o'clock A M., and duly recorded in Vol. 1185 day
of _____ Deeds _____ on Page 20138

FEE \$9.00

Evelyn Biehn, County Clerk
By _____