

WARRANTY DEED 63839

MTC-7467

Page 12676

This Indenture Witnesseth,

THAT R. H. SHELLHORN and LAVINA L. SHELLHORN, hereinafter known as grantors for the consideration hereinafter recited, grant, bargain, sell and convey unto

husband and wife,

have bargained and sold, and by these presents do

ROLLIN V. TUTER,

his heirs and assigns, the following described premises, situated in Klamath

County,

Lot 3 in Block 100 BUENA VISTA ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Subject to: Easement for sewer purposes given to City of Klamath Falls, Oregon, by deed dated June 16, 1929, recorded January 9, 1930, in Book 88 at page 487 of Deed Records 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."

The true and actual consideration for this transfer is \$ 6,000.00 being

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above stated, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 28th day of April, 1971

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath

Personally appeared the above named R. H. Shellhorn and Lavina L. Shellhorn,

husband and wife,

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

April 28th 1971

From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

Before me:

Helen D. Boecker

Notary Public for Oregon.

My commission expires 11/25/72

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of July, 1986, at 9:05 o'clock A.M., and recorded in book M86 on page 12676 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] County Clerk-Recorder

Deputy

Fee: \$10.00

After recording return to:  
Rollin V. Tuter  
5231 Bryant  
Klamath Falls, OR 97603