

80284

S31559

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1881 Page 18374L. J. BLAIN and LUCILLE E. BLAIN, husband and wifeconvey(s) to JACK E. LUTTRELL, hereinafter called grantor,County of Klamath, State of Oregon, described as:

The S¹/₂ Lot 14, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING the East 490 feet and EXCEPTING a 15 foot roadway off the South side and a 30 foot roadway off the West side, in the County of Klamath, State of 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."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 33,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (Delete between symbols; If not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 8th day of October, 19 87.

L. J. Blain
Lucille Blain

STATE OF OREGON, County of Klamath ss.

On this 8th day of October, 19 87.

Personally appeared the above named L. J. Blain and Lucille E. Blain

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

Before me:

Sandra Handsaker
Notary Public for Oregon

My Commission Expires: 7-23-89

L. J. & Lucille E. Blain

GRANTOR'S NAME AND ADDRESS

Jack E. Luttrell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jack E. Luttrell

614 W. Yosemite Ave

Manitoba, CA 95336

NAME, ADDRESS, ZIP

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

Jack E. Luttrell

614 W. Yosemite Ave

Manitoba, CA 95336

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

18375

EXHIBIT "A"

1. Easement, granted to California Oregon Power Company, recorded February 14, 1950 in Book 236 at page 562.
2. Easement, granted to California Oregon Power Company, recorded December 8, 1952 in Book 258 at page 170.
3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company
 of October A.D. 19 87 at 4:31 o'clock P M., and duly recorded in Vol. M87 day
 of Deeds on Page 18374

FEE \$15.00

Evelyn Biehn, County Clerk
 By Pat Smith