

23132

MTC #24598-K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Muriel McNutt as to an undivided 1/2 interest and Jack McNutt as Trustee of the McNutt Trust dated December 13, 1985, as to an undivided 1/2 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Warren H. Byers, hereinafter called the said grantee and grantee's heirs, successors and assigns,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Warren H. Byers

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

_____ 25 South Range 11 East of _____

The NE 1/4 NW1/4; S1/2 NW1/4 of Section 33, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3511 00000 06000.

MOUNTAIN TITLE COMPANY

"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."

...and assigns forever.

5 check with the appropriate city or county planning department.

6 To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

7 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor

8 is lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT ALL THOSE

9 OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED and that

10 the said grantor is the lawful owner of the same and is entitled to the lawful claims

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 \$_____.

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.

Whereof the grantor has executed this instrument this 21 day of November, 19 90;

changes shall be implied to make the provisions hereof apply equally to the successors of the grantor.

In Witness Whereof, the grantor has executed this instrument this 21 day of November, 1999, 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:

X Muriel McNutt
Muriel McNutt

STATE OF ~~BREKIDY~~ California)
County of Los Angeles) ss.
November 21, 19 90.

Personally appeared the above named Muriel McNutt, individually
Jack McNutt, Trustee and Kathleen
A. McNutt Trustee for the McNutt
Trust and acknowledged the foregoing instrument
 to be their voluntary act and deed.

to be _____
Before me: Glenn C. Endall
Notary Public for Oregon California
My commission expires: 9-5-93



Jack McNutt, et al
18185 Andrea Circle #4
Northridge, CA 91325
GRANTOR'S NAME AND ADDRESS

Warren H. Byers
P.O. Box 5188
Klamath Falls, OR 97601

After recording return to:
Warren H. Byers
P.O. Box 5188
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

All tax statements shall be sent to the following address.

Warren H. Byers
P.O. Box 5188
Klamath Falls, OR 97601

~~Muriel McNutt~~
Muriel McNutt, Trustee
~~Jack McNutt~~
Jack McNutt, Trustee

X Kathleen A. McNutt
Kathleen A. McNutt, Trustee

**see reverse for additional notary acknowledgements

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____.

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____ (SEAL)
My commission expires: _____

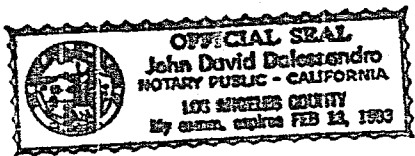
STATE OF OREGON,

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/reel number _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

State of California }
County of Los Angeles } ss.

On this the 27th day of Nov., 1990, before me,
John David Dalessandro
the undersigned Notary Public, personally appeared
Muriel McNutt



☐ personally known to me
☒ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is subscribed to the
within instrument, and acknowledged that she executed it.
WITNESS my hand and official seal.

John David Dalessandro
Notary's Signature

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Warranty Deed
Number of Pages one Date of Document 11-21-90
Signer(s) Other Than Named Above None

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of Nov. A.D., 19 90 at 8:58 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 23736.
Evelyn Biehn - County Clerk
By Pauline M. Henderson

FEE \$33.00