



01037362  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
DOROTHY J. ZIEGENHIRT  
7737 Highway 66  
Klamath Falls, OR. 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

RICHARD T. LUTTRELL and ZONA J. LUTTRELL, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to DOROTHY J.  
ZIEGENHIRT, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . . .

"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." *DS*

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

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  
\$44,900.00.

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 20th day of August, 1991.

*Richard T. Luttrell*  
RICHARD T. LUTTRELL

*Zona J. Luttrell*  
ZONA J. LUTTRELL

STATE OF OREGON, County of Klamath)ss.

On August 26, 1991, personally appeared the above named  
RICHARD T. LUTTRELL and ZONA J. LUTTRELL and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: *Marlene J. Addington*  
Notary Public for Oregon  
My Commission Expires: March 22, 1993.

## EXHIBIT "A"

17030

All that part of the NE 1/4 of NW 1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of a line running North and South and distant from the West line of the said NE 1/4 of NW 1/4 882 feet Easterly therefrom and the Northerly line of the Klamath Falls-Keno Road or Highway; thence from said point of beginning North and parallel with the said West line of said NE 1/4 of NW 1/4 a distance of 330 feet; thence Northeasterly and parallel with said line of Highway to the West line of property deeded to Roxana Miller Harvey by deed recorded in Book 113 at Page 29, Klamath County Deed Records, being a line distant 341 feet West of the East line of said NE 1/4 NW 1/4 and parallel thereto; thence South and along said line of the Harvey property to the North line of the said highway; thence Westerly along said highway line to the place of beginning.

CODE 20 MAP 3908-23BO TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day  
of Aug. A.D., 19 91 at 3:41 o'clock P M., and duly recorded in Vol. M91  
of Deeds on Page 17029  
By Evelyn Biehn County Clerk  
Dorlene Mulendore

FEE \$33.00