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RCVD

05-15-95A10:19

MOUNTAIN TITLE COMPANY

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MOUNTAIN TITLE COMPANY

WARRANTY DEED 35406mK

KNOW ALL MEN BY THESE PRESENTS, That

MELVIN D. LIFFIRELL and RUBY J. LUTTRELL, as tenants by the entirety

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, KLAMATH and State of Oregon, described as follows, to-wit: situated in the County of _ SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

TOGETHER WITH A 1973 PARKWAY ID#S2900 Oregon Plate X76708

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 to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said granter hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as 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 \$ _____ 49,900.00 However, the actual consideration consists of or includes other property or value given or promised which is the whole/ process of the consideration (indicate which). (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. , *19*_95

In Witness Whereof, the grantor has executed this instrument this <u>12</u> day of <u>May</u> if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by 0 J HA of its board of directors

	Michin V. Lutter		
STATE OF OREGON,)	MELVIN D. LUTTRELL		
County of Klamath) ss	RUBY J. LUTTRELL		
May 12, , 19 95 .	Huby & futtell		
2012년 2월 2012년 1월 201 1월 2012년 1월 2	HV- PP PHOTOS		
Personally appeared the above named			
MELVIN D. LUTTRELL -			
RUBY J. LUTTRELL			
and acknowledged the foregoing instrument			
to be <u>their</u> voluntary act and deed.			
$(\Lambda, \Lambda) = (\Lambda, \Lambda)$	OF OREGON, County of) ss.		
Before me:	The foregoing instrument was acknowledged before me this		
1 Const Manuelle			
Notary Public for Gregon	, <u>19</u> , <u>by</u> , <u>,</u> <u>by</u> , <u>,</u> <u>,</u> <u>,</u> <u>,</u> <u>,</u> <u>,</u> <u>,</u> <u>,</u> <u>,</u> <u></u>		
My commission exploses)	president, and by,		
	secretary of		
OFFICIAL SEAL			
A MARY KENNEALLY a	corporation, on behalf of the corporation.		
COMMISSION NO. 014776	Public for Oregon		
My com	mission expires: (SEAL)		
MELVIN D. LUTTRELL and RUBY J. LUTTRELL	STATE OF OREGON,		
	SIAIL OF CALCOM,		
675 LAKESHORE DRIVE			
KLAMATH FALLS, OR 97601	County of I certify that the within instrument was		
GRANTOK'S NAME AND ADDRESS			
MILDRED V. EKLUND and VICKI I. OVERSTREET	received for record on the		
3500 SUMMERS LANE #26	day of 19		
KLAMATH FALLS, OR 97603	at o'clock M., and recorded		
GRANTEE'S NAME AND ADDRESS	space resterved in book on page or as		
After recording return to:	HOR file/reel number,		
MILDRED V. EKLUND and VICKI I. OVERSTREET	RECORDER'S USE Record of Deeds of said county.		
3500 SUMMERS LANE #26	Witness my hand and seal of County		
KLAMATH FALLS, OR 97603	affixed.		
NAME, ADDRESS, ZIP	ter en		
Until a charge is required all tax statements shall be sent to the following address.			
MILDRED V. EKLAND and VICKI I. OVERSTREET	·		
	vernung office		
<u>KLAMATH FALLS, OR 97603</u>	By Deputy		
KLAMATH PALLA UK JIUUJ	i ta yana banda wakaza ka kulo na kafa na mana na mana na mana kulo na mana na mana 🔪 🔪 🔪		

MOUNTAIN TITLE COMPANY

12486

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in Lot 4, Block 2, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of Boardman Avenue, said point being South 89 degrees 40' East a distance of 231.0 feet from the Southwest corner of said Lot 4; thence North 0 degrees 26' East parallel with Bisbee Street a distance of 141.8 feet to an iron pin on the North line of said Lot 4; thence South 89 degrees 40' East along the North line of said Lot 4; thence South 28 degrees 15' East along the Easterly line of said Lot 4 a distance of 161.5 feet to an iron pin on the Southeast corner of said Lot 4; thence South 28 degrees 15' East along the Easterly line of said Lot 4 a distance of 161.5 feet to an iron pin on the Southeast corner of said Lot 4; thence North 89 degrees 40' West along the North line of Boardman Avenue a distance of 125.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of	Mountain Title	Company	the	15th day
of May	A.D., 19 95at	10:19 o'clock	A M., and duly recorded	in Vol. <u>M95</u> ,
0	f Deeds	on	Page <u>12485</u> .	
			Bernetha G. Letsch,	
FEE \$35.00		Ву	Ennette Mue	ller
			1144 (<u>1</u> . 11	