

35572mk
WARRANTY DEED
Page 1
KNOW ALL MEN BY THESE PRESENTS, That ARTHUR E. BALDWIN AND BEVERLY A. MATHEWS WITH RIGHTS OF SURVIVORSHIP AS TO PARCEL 1 AND BEVERLY A. MATHEWS AND BRUCE A. HERSHKOWITZ*** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRANCE D. LITTRELL AND SUSAN M. LITTRELL, HUSBAND AND WIFE, hereinafter called 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:
***WITH RIGHTS OF SURVIVORSHIP AS TO PARCEL 2
PARCEL 1A

Lot 5 in Block 36 of TRACT 1184, OREGON SHORES - UNIT 2-FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lot 4, Block 36, of Tract 1184, OREGON SHORES - UNIT 2-FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk 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 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 grantor 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 was \$10,000.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 82,000.00

However, the amount of consideration paid for this transfer, stated in terms of dollars, is \$ 82,000.00

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.

In Witness Whereof, the grantor has executed this instrument this 5 day of July, 1995; 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.

STATE OF OREGON,)
County of Klamath) ss.
July 5, 1995

Personally appeared the above named Beverly A. Mathews who also signed for Arthur E. Baldwin & Bruce A. Hershkowitz with a power of attorney and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:



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 _____
My commission expires: _____ (SEAL)

(SEAL)

Beverly A. Mathews, et al

PO Box 1004
Chilogan, OK 97624
GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

Terrence D. & Susan M. Luttrell

P.O. Box 858
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After receiving return 91:

Terrence D. and Susan M. Luttrell

P. 0150x 858
Chiloquin OR 97624
NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

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

Terrence D. and Susan M. Luttrell

P. O. BOX 858
Chilloguin AL 37624
NAME ADDRESS ZIP

NAME ADDRESS ZIP

STATE OF OREGON.

SS.

County of Klamath

I certify that the within instrument was received for record on the 12th day of July, 1995, at 2:40 o'clock P. M., and recorded in book M95 on page 18048 or as file/reel number 2694,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co Clerk

Recording Officer

Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY