WARRANTY DEED

Vol. m95 Page 34300

ASPEN TITLE ESCROW NO. 05044095

AFTER RECORDING RETURN TO: F. BRANDT & ANGELA M. GUTERMUTH P.O. BOX 288

KENO, OREGON 97627

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

SCOTT K. HALL AND MARGARET M. HALL, hereinafter called GRANTOR(S), convey(s) to F. BRANDT GUTERMUTH AND ANGELA M. GUTERMUTH, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 9, Block 35, Tract No. 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

CODE 21 MAP 4008-68A TAX LOT 600

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R.

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 30.390.

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 \$141,000.00.

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 12TH day of DECEMBER, 1995.

K. HALL SCOTT

margaret M. 1-MARGARET M.

STATE OF OREGON County of KLAMATH

On <u>1313</u>, 1995, SCOTT K. HALL AND MARGARET M. HALL personally appeared before me,

who is personally known to me

VV whose identity I proved on the basis of whose identity I proved on the oath/affirmation of a credible witness

to be the signer of the above document, and he/she acknowledged that he/she signed it.

Jelia

Notary Public for OREGON
My Commission Expires: 2-19-94

Jall



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HARRANTY DEED

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