

OK

WARRANTY DEED

10981

'95 DEC 22 P3:27

KNOW ALL MEN BY THESE PRESENTS, That

VALORI D. ALTENBURGER

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALLAS L. SUTPHIN AND KRISTI A. SUTPHIN, 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, that 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:

Beginning at a point 534.8 feet East of the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian; thence South 500.4 feet to the North boundary of the State Highway; thence S. 46°07' E. along the Northerly boundary of said highway and 30 feet at right angles Northerly from its center line, a distance of 287.2 feet, more or less, to the Southwesterly corner of that certain tract of land deeded to Myrtle M. McWithey by deed recorded on page 479 of Volume 137 of Deeds, records of Klamath County, Oregon; thence in a Northwesterly direction along the Westerly boundary of said tract of land 700 feet, more or less, to the quarter section line; thence West 146.0 feet more or less to point of beginning, said tract containing 2.39 acres, more or less, in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian.

SAVING AND EXCEPTING THEREFROM less that portion deeded to State of Oregon, by and through its State Highway Commission, dated March 27, 1973, recorded April 4, 1973, in Volume M-73, page 3948, Deed records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage. 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 \$ 43,900.00

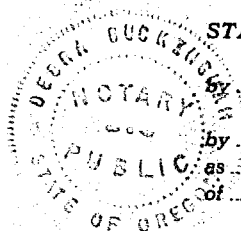
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 43,900.00, which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols \textcircled{O} , if not applicable, should be deleted. See ORS 93.030.)

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.

In Witness Whereof, the grantor has executed this instrument this 14th day of August, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Valori D. Altenburger
VALORI D. ALTENBURGER



STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 14, 1992

Valori D. Altenburger

This instrument was acknowledged before me on , 19 ,

Debra Beck
Notary Public for Oregon
My commission expires 12-19-92

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kristi & Dallas Sutphin
3710 Schoeller Ct
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 22 day of Dec., 1995, at 3:27 o'clock P.M., and recorded in book/reel/volume No. M95 on page 34961 or as fee/file/instrument/microfilm/reception No. 10981, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME TITLE

By Debra Beck, Notary Public Deputy

Fee \$30.00

530.00