

37340NF

WARRANTY DEED

Vol. 14016 Page

KNOW ALL MEN BY THESE PRESENTS, That **DAVID W. SEUTTER, TRUSTEE OF THE DAVID W. SEUTTER TRUST AND MARJORIE J. SEUTTER, TRUSTEE OF THE MARJORIE J. SEUTTER TRUST**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **DAVID W. SEUTTER, TRUSTEE OF THE DAVID W. SEUTTER TRUST DATED MARCH 6, 1992 and MARJORIE J. SEUTTER\*\***, 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:

Lot 28, PERRY'S ADDITION TO LLOYD'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TRUSTEE OF THE MARJORIE J. SEUTTER TRUST DATED MARCH 6, 1992

## 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 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 of 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 \$ to change vesting. ~~HOWEVER, THE ACTUAL CONSIDERATION CONSISTS OF A MODIFIED LIFE ESTATE OF DAVID W. SEUTTER, TRUSTEE OF THE DAVID W. SEUTTER TRUST DATED MARCH 6, 1992 AND MARJORIE J. SEUTTER, TRUSTEE OF THE MARJORIE J. SEUTTER TRUST DATED MARCH 6, 1992, IN THE ABOVE DESCRIBED PROPERTY. THE SOURCE OF THE MODIFIED LIFE ESTATE IS SET FORTH IN THE INSTRUMENT DATED FEBRUARY 27, 1996, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, UNDER FILE/REEL NUMBER 14016. 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 27th day of FEBRUARY, 19 96; 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.  
2/27, 1996

David W. Seutter Trustee  
DAVID W. SEUTTER, TRUSTEE OF THE DAVID W. SEUTTER TRUST

Marjorie J. Seutter Trustee  
MARJORIE J. SEUTTER, TRUSTEE OF THE MARJORIE J. SEUTTER TRUST

Personally appeared the above named DAVID W. SEUTTER, TRUSTEE OF THE DAVID W. SEUTTER TRUST & MARJORIE J. SEUTTER, TRUSTEE OF THE MARJORIE J. SEUTTER TRUST

and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

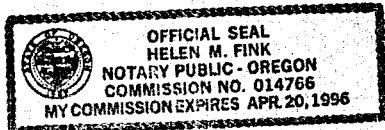
Helen M. Fink  
Notary Public for Oregon  
My commission expires:

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)



TRUSTEES OF THE DAVID W. SEUTTER TRUST  
TRUSTEES OF THE MARJORIE J. SEUTTER TRUST  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

SEUTTER TRUSTEES  
3561 SEUTTER PLACE  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
DAVID W. SEUTTER AND MARJORIE J. SEUTTER, TRUSTEES  
3561 SEUTTER PLACE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

DAVID W. SEUTTER, TRUSTEE AND MARJORIE J. SEUTTER TRUSTEE  
3561 SEUTTER PLACE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 28th day of Feb, 19 96, at 2:58 o'clock P M., and recorded in book M96 on page 5472 or as file/reel number 14016.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Bernetha G. Letsch, Co Clerk  
Recording Officer  
Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY

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