

17583

96 MAY -7 12:37

WARRANTY DEED

Vol. M96 Page 13015

MTC37106MS

WILL F. CULLINS and LOIS V. CULLINS, as tenants by the entirety,

Grantor(s) hereby grant, bargain, sell and convey to:

RICHARD D. TUTER and JODI L. TUTER, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOTS 5 AND 6, ELM PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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.

The true and actual consideration for this conveyance is \$ 102,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1607 ARTHUR STREET, KLAMATH FALLS, OR 97603

Dated this 29th day of April, 19 96

Will F. Cullins
WILL F. CULLINS

Lois V. Cullins
LOIS V. CULLINS

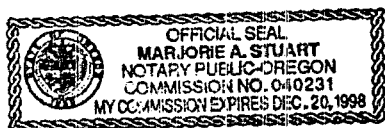
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 29 19 96

COUNTY OF Klamath

Personally appeared the above named Will F. Cullins and Lois V. Cullins

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT37706-MS

Return to:

RICHARD D. TUTER
1607 ARTHUR STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 7th day of May A.D. 19 96
at 2:37 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 13015.
Bernetha G Letsch, County Clerk
By Cheryl Russell Deputy.

Fee, \$30.00