

97 MAR 24 P3:39



TITLE &amp; ESCROW, INC.

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045967

AFTER RECORDING RETURN TO:  
ROBERT LUTHER, JR.  
DEBORAH LUTHER4720 Deaver Ave  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

FRED F. FITZGERALD and GLORIA C. FITZGERALD TRUSTEES OF THE  
FITZGERALD TRUST FOR BENEFIT OF FRED F. FITZGERALD AND GLORIA  
C. FITZGERALD DATED 12/24/86, hereinafter called GRANTOR(S),  
convey(s) to ROBERT E. LUTHER, JR. and DEBORAH C. LUTHER,  
husband and wife, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 1, Block 4, MOUNTAIN LAKES HOMESITES, in the County of  
Klamath, State of Oregon.

CODE 8 MAP 3606-16C0 TL 200

"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, contracts and/or  
liens for irrigation and/or drainage,

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  
\$9,000.00.

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 21st day of February 1997.

THE FITZGERALD TRUST FOR BENEFIT OF FRED F. FITZGERALD AND GLORIA C.  
FITZGERALD DATED 12-24-86

BY: Fred F. Fitzgerald  
FRED F. FITZGERALD, TRUSTEE

BY: X  
GLORIA C. FITZGERALD, TRUSTEE

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )  
MARCH

On February 10, 1997 before me, STEPHEN DEMIRIAN,  
personally appeared FRED F. FITZGERALD AND GLORIA C. FITZGERALD  
as Trustees of The Fitzgerald Trust for Benefit of Fred F.  
Fitzgerald and Gloria C. Fitzgerald dated 12-24-86 personally  
known to me (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name(s) is/are subscribed  
to the within instrument and acknowledged to me that they  
executed the same in their authorized capacity(ies), and that  
by their signature(s) on the instrument the person(s) or the  
entity upon behalf of which the person(s) acted, executed the  
Continued on next page

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TAKE

- 8647

WARRANTY DEED  
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instrument.  
WITNESS my hand and official seal.

Signature

*Stephen Demirgian*

My commission expires: 7/18/97



8648

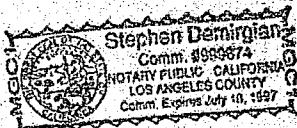
STATE OF CALIFORNIA ) ss  
COUNTY OF LOS ANGELES )

On 3/10/97, before me, STEPHEN DEMIRGIAN, Notary Public  
personally appeared FRED F. FITZGERALD,

-----, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be  
the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s) or  
the entity upon behalf of which the person(s) acted, executed  
the instrument.

WITNESS my hand and official seal.

Signature Stephen Demirgian



(SEAL)

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day  
of March A.D. 1997 at 3:39 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 8646

FEE \$40.00

by Kathleen Rose  
Berneha G. Letsch, County Clerk