

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DONALD E. KUCERA and NANCY I. KUCERA, his wife and LARRY A. KINNEY, a single man, of Klamath County, State of Oregon, in consideration of Ten and no/100 (\$10.00) Dollars, to them paid by GERALD E. RUTLEDGE and PHYLLIS P. RUTLEDGE, his wife, of Klamath County, State of Oregon, have bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto said GERALD E. RUTLEDGE and PHYLLIS P. RUTLEDGE, his wife, their heirs and assigns, all the following bounded and described real property situated in the County of Klamath and State of Oregon:

Tract No. 41 of Altamont Small Farms, (According to the official plat thereof on file in Klamath County, Oregon) containing 2.61 acres, more or less, excepting a strip of land 10 feet wide lying along the West edge of Lot 41, conveyed to Klamath County, Oregon, by deed dated May 6, 1942, recorded September 11, 1944, in Vol. 168 of Deeds, page 553, records of Klamath County, Oregon.

Subject to restrictions and reservations of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all their right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said GERALD E. RUTLEDGE and PHYLLIS P. RUTLEDGE, his wife, as tenants by the entirety, their heirs and assigns forever. And DONALD E. KUCERA and NANCY I. KUCERA, his wife and LARRY A. KINNEY, a single man, grantors above named, do covenant to and with GERALD E. RUTLEDGE and PHYLLIS P. RUTLEDGE, his wife, grantees above named, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free and clear from all encumbrances and that they will, and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

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IN WITNESS WHEREOF, the grantors above named, have hereunto
set their hands this 4th day of December, 1957.

Donald E. Kucera

Nancy I. Kucera

LARRY A. KINNEY

By Donald E. Kucera
Attorney in Fact

STATE OF OREGON }
COUNTY OF KLAMATH }

ss

December 4, 1957

Personally appeared the above named DONALD E. KUCERA and
NANCY I. KUCERA, his wife, grantors above named, and acknowledged
the foregoing instrument to be their voluntary act and deed.

Before me:

L. Orth Sisemore
Notary Public for Oregon
My Commission Expires: 4/25/60

STATE OF OREGON }
COUNTY OF KLAMATH }

ss

December 4, 1957

Personally appeared DONALD E. KUCERA, who, being first duly
sworn, did say that he is the attorney in fact for LARRY A. KINNEY
and that he executed the foregoing instrument by authority of and in
behalf of said principal; and he acknowledged said instrument to be
the act and deed of said principal.

L. Orth Sisemore
Notary Public for Oregon
My Commission Expires: 4/25/60

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Phyllis P. Rutledge
this 3rd day of September 1958 at 12:06 o'clock P.M., and
duly recorded in Vol. M64, of Deeds on Page 7952.

LOROTHY ROGERS, County Clerk

By Donna P. James

Fee 3.00

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(2- Warranty Deed)

L. ORTH SISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON