

1957/50

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G. E. RUTLEDGE and PHYLLIS

KNOW ALL MEN BY THESE PRESENTS, That
RUTLEDGE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by JAMES A. VALENTA and FRANCES D. VALENTA, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

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: 1. Regulations, including levies, assessments, water & irrigation
rights & easements for ditches and canals of Klamath Irrigation District;
2. Easement & right-of-way for the purpose of constructing and maintaining
an irrigation ditch along the boundary line or lines of the land herein-
before described, as reserved in deed from R.H. Ellis & Blanche Day Ellis,
H & W, dated 7/5/27, recorded 8/3/27, in Book 77 at page 295, Deed Records
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (TUMBLE)

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 save
and except as above written.

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$ 12,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) (the whole)

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 5 day of November, 1973

G. E. Rutledge
Phyllis Rutledge

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named G. E. RUTLEDGE and PHYLLIS RUTLEDGE,
husband and wife
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Lucia Mary Vogt
Notary Public for Oregon
My commission expires 3-8-74

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Mr. and Mrs. G.E.
Rutledge

TO

Mr. and Mrs. J.A. Valenta

AFTER RECORDING RETURN TO
James A. Valenta & Frances D.
Valenta

4628 Larry Place
Klamath Falls, Oregon 97601

No.

633

STATE OF OREGON

County of

I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book on page or as
file number, Record of
Deeds of said County.

Witness my hand and seal of
County affixed.

Title
By Deputy

(DON'T USE THIS
SPACE. RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

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of Klamath County, Oregon, to Everett B. McKay and Alice J. McKay,
H & W.
3. Easement, including the terms & provisions thereof, between
Crescencio Herrera, et al, and the United States of America, dated
4/5/57, recorded 4/8/57, in Deed Book 291, at page 64, Deed Records
of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of **FIRST FEDERAL SAVINGS & LOAN**
this 29th day of January 1975 at 9:10 AM, or
duly recorded in Vol. M 75, of DEEDS Page 1244

FEE \$ 4.00

Wm D. HUNT, County Clerk

By Carol L. Hargis