

23552

WARRANTY DEED

Page 76

20833

KNOW ALL MEN BY THESE PRESENTS, That RODNEY R. LUDTKE and LOIS M. LUDTKE,
 husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARRY AUBURN DUANE
WEAVER and CARRIE L. WEAVER, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 9, Township 39 South,
 Range 10 East of the Willamette Meridian, more particularly described as
 follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 9; thence South $0^{\circ} 08'$ West
 a distance of 608.25 feet; thence North $89^{\circ} 52'$ West a distance of 1323.7
 feet; thence North $0^{\circ} 08'$ East a distance of 577.07 feet to an iron pin on the
 true point of beginning of this description; thence South $89^{\circ} 55'$ East a
 distance of 211.3 feet to an iron pin; thence South $0^{\circ} 08'$ West a distance of
 164.9 feet to an iron pin; thence North $89^{\circ} 55'$ West a distance of 211.3 feet
 to an iron pin; thence North $0^{\circ} 08'$ East a distance of 164.9 feet, more or less,
 to the true point of beginning.

Continued - Over

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

Except as shown herein

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 \$45,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
 the whole part of the consideration (indicate which). (The sentence between the symbols \circ , if not applicable, should be deleted. 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 28 day of December, 19 76;
 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.

(If executed by a corporation,
 affix corporate seal)

Rodney R. Ludtke
Lois M. Ludtke

STATE OF OREGON,

County of KlamathDecember 28, 19 76

Personally appeared the above named

Rodney R. Ludtke and Lois M.
Ludtke

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____

_____ and
 _____, who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 _____ president and that the latter is the
 _____ secretary of

_____ a corporation,
 and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
 SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Garry and Carrie Weaver
3612 Pine Grove Road
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept of Veterans Affairs
1225 Feery St., S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

SUBJECT TO: 1. Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads; 2. Grant of right of way for transmission lines recorded August 1, 1942 in Deed Volume 149, page 41, records of Klamath County, Oregon; 3. Conditions and restrictions as set forth in deed recorded December 8, 1961 in Volume 334, page 261, Deed Records of Klamath County, Oregon

STATE OF OREGON; COUNTY OF KLAMATH, ss.

Filed for record XXXXXXXXXX

this 30th day of DECEMBER A. D. 1976 at 1:48 P. M. and

duly recorded in Vol. N 76 of DEEDS on Page 20898

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Unazie*