

38-12166-K

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

26932

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Clifford J. Emmich
328 South 6th Street, Klamath Falls, Oregon 97601
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Allan M. Ruddock
8046 Highway 140, Klamath Falls, Oregon 97601, 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:
One former service station on Main Street at Broad Street in Klamath Falls 100' Front
70' Deep legal description to follow: The North 70 feet of Lots 10, 11, 12, and 13 in
Block 9 of RAILROAD ADDITION to the City of Klamath Falls, according to the official
plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(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 excepting
mortgage to Exxon Corporation for \$9,000.00 interest paid to February 8, 1975 and
repurchase agreement George and Helen Whitworth for \$6,000.00.

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 \$ 24,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which). (The sentence between the symbols @, 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 17th day of December, 1974;
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)

STATE OF OREGON, } ss.
County of Klamath
August 1st, 1975

Personally appeared the above named
Clifford J. Emmich

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

Before me,
Notary Public for Oregon 11/25/76
My commission expires

STATE OF OREGON, County of } ss.
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Personally appeared

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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Emmich
328 South 6th Street
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Ret: Allan M. Ruddock
8046 Hwy. 140
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
21st day of March, 1977,
at 11:11 o'clock A.M., and recorded
in book M77 on page 4634 or as
file/reel number 26932
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer

By Hazel Shagle Deputy

FEE \$ 3.00