

30507

WARRANTY DEED

Vol. 77 Page 9700

JAMES W. RUTTER

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERNON M. HADDELAND 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Westerly 180 feet of Lot 18 in Block 2 of SECOND ADDITION TO ALTAMONT ACRES, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Regulations of Klamath Irrigation District.
3. Reservations and restrictions as contained in Deed recorded November 24, 1931 in Volume 96 at page 314, Deed Records of 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 except as set forth above and apparent upon the land,

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 \$ 11,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is 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 3rd day of June, 1977, 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)

James W. Rutter

STATE OF OREGON,

County of Klamath ss.
June 3, 1977

Personally appeared the above named James W. Rutter

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-5-78

STATE OF OREGON,

County of Klamath ss.
June 3, 1977

and who, being duly sworn, the other, did say that the former is the president and that the latter is the secretary of

the foregoing instrument is the corporate seal said instrument was signed and sealed in be- authority of its board of directors; and each of them instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of JUNE, 1977, at 1:07 o'clock P.M., and recorded in book 77 on page 9700 or as file/reel number 30507.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

B. Hazel Dray Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Vernon M. Haddeland
6214 Alva Street
Klamath Falls, Ore.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP