

45321

WARRANTY DEED

Vol. 78 Page 5840

KNOW ALL MEN BY THESE PRESENTS, That ROBERT M. RUEGGER and CHRISTY A. RUEGGER, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE D. TAYLOR and CAROLYN A. TAYLOR, as tenants by the entirety 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:

Lot 11, VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk 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, easements or restrictions of record, common to the area or apparent on the face of the land.

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 \$48,000.00

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 27 day of March, 1978, 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)

Robert M. Ruegger
Christy A. Ruegger

STATE OF OREGON,

County of Klamath

March 27, 1978

STATE OF OREGON, County of

19

ss.

Personally appeared

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 behalf 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:

Personally appeared the above named

Robert M. Ruegger and Christy A. Ruegger

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

Notary Public for Oregon

My commission expires: 11/12/78

Robert M. Ruegger and Christy A. Ruegger
3112 Patterson
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Joe D. Taylor and Carolyn A. Taylor
5620 Alva St.
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

After recording return to
Klamath First Federal
2943 So. 6th
City

NAME, ADDRESS, ZIP

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

Klamath First Federal
2943 So. 6th
City

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 28th day of March, 1978, at 12:14 o'clock P.M., and recorded in book M78 on page 5840 or as file/reel number 45321

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Benetha J. Helock Deputy

Fee \$3.00

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