

MOUNTAIN TITLE COMPANY

66479

MTC 7535-m
WARRANTY DEED

Vol. 79 Page 9891

KNOW ALL MEN BY THESE PRESENTS, That Louise C. Oden

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

Lot 13, Block 2, KLAMATH RIVER SPORTSMANS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Agreement and Release, including the terms and provisions thereof, pertaining to the control of water level of Klamath Lake, recorded December 22, 1931 in Volume 996, page 441. Deed Records of Klamath County, Oregon.
2. Building setback line 20 feet wide, along Fawn Lane and Mustang Road as shown on dedicated plat.
3. Restrictions as contained in plat dedication, to wit,:
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 6, 1968 in volume M68, page 4084, Microfilm 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 stated above or those apparent upon the land if any, as of the date of this deed.

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 \$ 39,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of May, 1979; 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)

Louise C. Oden

STATE OF OREGON,

County of Klamath

May 1, 1979

Personally appeared the above named Louise C. Oden

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/81

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____, 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:

Louise Oden

GRANTOR'S NAME AND ADDRESS

Robert M. Ruegger and Christy A. Ruegger
General Delivery
Keno, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantor as above

NAME, ADDRESS, ZIP

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

Grantor as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of May, 1979, at 10:02 o'clock AM., and recorded in book M79 on page 9891 or as file/reel number 66479, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Berntha Shitsch Deputy

See \$3.00

MOUNTAIN TITLE COMPANY