

1-1-74

80507

SPECIAL WARRANTY DEED

Vol. m 80 Page 2654

KNOW ALL MEN BY THESE PRESENTS, That Attawah C. Nibler widow of Robert P. Nibler, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert P. Ruggs and Irene G. Ruggs hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The E. one-half of the SE quarter of Section 8 Township 36 S., Range 13 E. of the W.M., Klamath County, Oregon.

SUBJECT TO easements, conditions, restrictions and reservations of record and to any liens or encumbrances suffered or allowed by grantee.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,350.00

~~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 21 day of January, 1980 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.

STATE OF CALIFORNIA,

COUNTY OF

Fresno

SS.

STATE OF OREGON,

SS.

ON 21 January 1980 day of January, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared

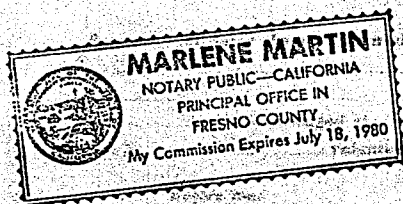
Attawah C. Nibler

each for himself and not one for the other, that she is known to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal

Notary Public in and for said State.

Notary Public in and for said State.



ACKNOWLEDGMENT—General—Wolcotts Form 233—Rev. 3-64

Attawah C. Nibler widow

GRANTOR'S NAME AND ADDRESS

Robert P. Ruggs et ux  
5071 Maitland Dr.  
San Jose, CA 95124 File #2179

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mortgage Bancorporation  
157 High St. SE P. O. Box 230  
Salem, Oregon 97308

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } SS.  
County of Klamath

I certify that the within instrument was received for record on the 11th day of February, 1980, at 9:51 o'clock AM, and recorded in book/reel/volume No. M80 on page 2654 or as document/fee/file/instrument/microfilm No. 80507, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Bernard H. Hetch Deputy

Fee \$3.50

80 FEB 11 AM 9 51

CT 10