



81423

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KENNETH C. RUTLEDGE and JUDY A. RUTLEDGE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE JOSEPH CUNHA, 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 12 in Block 13, of Tract No. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

SUBJECT TO:

- 1. Taxes, including the current year, have been assessed with Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied. 2. Regulations of Enterprise Irrigation District. 3. Regulations of South Suburban Sanitary District. 4. Restrictions as shown on the recorded plat of Eighth Addition to Sunset Village. 5. Covenants, easements and restrictions imposed by instrument recorded March 25, 1975 in Volume M75, page 3318. 6. An easement created by instrument recorded December 1, 1975 in Volume M75, page 15098, and re-recorded in Volume M76, page 733.

(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,

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 \$69,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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 29th day of February, 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.

Handwritten signatures of Kenneth C. Rutledge and Judy A. Rutledge

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath ss. February 29, 1980

Personally appeared, the above named Kenneth C. Rutledge and Judy A. Rutledge

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

Before me: Judy B. Luban Notary Public for Oregon My commission expires: 8-23-81

STATE OF OREGON, County of ss. 19

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: Notary Public for Oregon My commission expires:

Form with fields for GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, and After recording return to: George J. Cunha, 3842 LaMarada, Klamath Falls, Oregon 97601

Form with fields for STATE OF OREGON, County of Klamath, and I certify that the within instrument was received for record on the 3rd day of March, 1980, at 4:16 o'clock P.M., and recorded in book/reel/volume No. 1180 on page 4083 or as document/fee/file/instrument/microfilm No. S1423

Witness my hand and seal of County affixed. J. D. Milne, Deputy

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