

-WARRANTY DEED-

LAUREN W. KNUDSON and BETTY JANE KNUDSON, husband and wife, Grantors, convey and warrant to RICHARD A. RUEGGER and PATRICIA L. RUEGGER, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The S $\frac{1}{2}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 23, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon

SUBJECT TO AND EXCEPTING:

(1) Rights of the public in and to any portion of said premises lying within the limits of roads and highways; (2) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is One Hundred Seventy Five Thousand and No/100ths (\$175,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantees at 6 Dept. of Veterans' Affairs, 1225 Ferry SE,

DATED this 16th day of May, 1980. Salem, OR 97310

Betty Jane Knudson
Lauren W. Knudson

STATE OF OREGON)

County of Klamath)

ss. May 16, 1980.

Personally appeared the above-named LAUREN W. KNUDSON and BETTY JANE KNUDSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

W. Arlene P. Addington
Notary Public for Oregon
My Commission expires: 3-22-81

Return To:

Mr. & Mrs. Richard A. Ruegger
Star Route, Box 58
Merrill, OR

97633

STATE OF OREGON; COUNTY OF KLAMATH; ss.

ed for record at request of Transamerica Title jCo.

this 16th day of May A. D. 19 80 at 3:52 o'clock P M., or

uly recorded in Vol. M80, of Deeds on Page 9082

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Wm D. MILNE, County Clerk

By Bernetha Adetoch

Fee \$3.50

1980 MAY 16 PM 3:52