

1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRED L. RUECK and DANI RUECK, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY WELLS OTTEMAN, hereinafter called the grantees, 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:

A parcel of land containing 24½ acres, more or less, being a portion of the East ½ SE ¼, Section 34, Township 38 South, Range 11 East, Willamette Meridian, Klamath County, Oregon; being more particularly described as follows:

All that portion of the E ½ SE ¼, said Section 34, lying Easterly of the Bly-Bonanza Cut-off Road and South of the following described line:

Beginning at a point on the Easterly section line of said Section 34, from which the Section Corner common to Sections 2, 3, 34 and 35 bears S 01°14'58" West 1640 feet;

Thence N 89°17'58" West 903.27 feet, more or less, being on the Easterly right-of-way line of the Bly-Bonanza Cut-off Road, from which the Section Corner common to Section 2, 3, 34 and 35 bears South 27°00'02" East approximately 1835.70 feet.

(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 right of way for transmission line, including the terms and provisions thereof, given by Harry Scott Bray, et al., to The California Oregon Power Company, a California corporation dated 8/25/49, recorded 9/1/49 in Volume 233 page 523, Deed Records, Klamath County, 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 \$18,750.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @ if not applicable, should be deleted. See ORS 93.036-)

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 9 day of March, 1981; 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)

FRED L. RUECK

DANI RUECK

STATE OF OREGON, }
County of Klamath } ss.
March 9, 1981

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 _____

Personally appeared the above named FRED L. RUECK and DANI RUECK husband and wife

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

Before me: Notary Public for Oregon
My commission expires: 3/20/83

_____, 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: _____

(OFFICIAL SEAL)

FRED L. RUECK & DANI RUECK
Lakeview Cut-off
Bonanza, Oregon 97623
GRANTOR'S NAME AND ADDRESS
Mary Wells Otteman
Rt 5, Box 1400 N. Highway 97
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
BEDDOE & WHITLOCK
296 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath }
I certify that the within instrument was received for record on the 12th day of March, 1981, at 11:40 o'clock A.M., and recorded in book/reel/volume No. JM81 on page 4465 or as document/fee/file/instrument/microfilm No. 97033, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Beihn County Clerk
NAME TITLE
By Debra O. Jansen Deputy
Fee \$3.50