

1-1-74

16933

WARRANTY DEED

Vol. 1189 Page 14692

KNOW ALL MEN BY THESE PRESENTS, That CHARLOTTE M. KOEHLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE S. RUIZ and LORITA A. RUIZ, 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:

SEE ATTACHED LEGAL DESCRIPTION

(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 those of record and apparent to the land and common to the area.

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 \$
 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 25th day of October, 1982; 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.

Charlotte M. Koehler
 Charlotte M. Koehler

STATE OF CALIFORNIA

COUNTY OF Orange

ss.

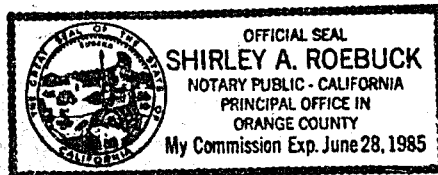
(INDIVIDUAL)

On this 25th day of October, 1982, before me, the undersigned, a Notary Public in and for said County, personally appeared Charlotte M. Koehler

Personally known to me, or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that she executed the same.

Witness my hand and official seal.

Shirley A. Roebuck
 Notary Public in and for said County and State



corporation,
 corporate seal
 sealed in be-
 and each of
 deed.

(OFFICIAL SEAL)

Shirley A. Roebuck
 Name (Typed or Printed)

(This area for official notarial seal)

3403 (R6/82)1

Charlotte M. Koehler

GRANTOR'S NAME AND ADDRESS

Lawrence S. & Lorita A. Ruiz
 2505 Bly Avenue
 K. Falls Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lawrence S. & Lorita A. Ruiz

Same as above

NAME, ADDRESS, ZIP

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

Lawrence S. & Lorita A. Ruiz

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instru-
 ment was received for record on the
 day of 19, at o'clock M., and recorded
 in book/reel/volume No. on
 page. or as document/fee/file/
 instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

14693

A portion of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 33, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of Old Fort Road, being more particularly described as follows:

Beginning at a point where the South boundary line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 33, Township 37 South, Range 9 East of the Willamette Meridian, intersects the Westerly boundary line of Old Fort Road, thence West along the South boundary line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 33, 1034.49 feet to the true point of beginning, thence continuing West along said South boundary line 660 feet, thence North 330 feet, thence East 660 feet, thence South 330 feet to the point of beginning.

The above bearings based upon Minor Partition No. 81-60 as filed in the Klamath County Engineers Office, Klamath County, Oregon.

TOGETHER WITH a roadway easement for ingress and egress purposes over the following described property

Beginning at a point where the South boundary line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 33, Township 37 South, Range 9 East of the Willamette Meridian, intersects the Westerly boundary line of Old Fort Road, thence West along the South boundary line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of said Section 33, 1034.49 feet, thence North 15 feet, thence East parallel with the South boundary line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of said Section 33 to a point on the Westerly right of way line of Old Fort Road, thence Southwesterly along said Westerly right of way line to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

Nov 4 day of Nov A.D. 1982 at 3:27 o'clock P.M. duly recorded in Vol. M82 of Deeds on fol 14692.

Fee \$8.00

EV. LYN BIEHN, County Clerk

By *Joan M. Bue*