

1-1-74

18896

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Charlie Rutledge and Beryl M. Rutledge, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bert Lawvor

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:

The North half of Government Lot 4, Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of public roads and highways, as more specifically set forth in Land Status Reports recorded August 15, 1958 in Deed Volume 302 at page 124 and at page 126, Records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof, granted to Raymond J. Heersema and Joan B. Heersema, husband and wife, for (for continuation of this deed see reverse side of this document)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$ 17,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ①, 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 6th day of May, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
May 6, 1980.

Personally appeared the above named Charlie Rutledge and Beryl M. Rutledge, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/80

Charlie Rutledge

Charlie Rutledge

Beryl M. Rutledge

Beryl M. Rutledge

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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 _____

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Mr. & Mrs. Charlie Rutledge
5304 Sturdivant
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Bert Lawvor
5301 - Shasta Way
City

GRANTEE'S NAME AND ADDRESS

After recording return to:

" "

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ M., and recorded in book _____ 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

18664

ingress and egress to and from the S½ of Government Lot 4; and the S½SE½SW½ in Section 21, Township 36 South, Range 12 East of the Willamette Meridian. Recorded in Volume M73, page 7387, Microfilm Records of Klamath County, Oregon.
5. Right of Way Easement, including the terms and provisions thereof, recorded December 6, 1973 in Volume M73, page 15786, Microfilm Records of Klamath County, Oregon, from Frank E. McBain Jr. and Betty J. McBain, husband and wife, to Pacific Power & Light Company a corporation for electric transmission and distribution line.

STATE OF OREGON; COUNTY OF KLAMATH, ss.

Filed for record .

this 3 day of January A.D. 19 83 at 10:53 o'clock A., and
duly recorded in Vol. 183 of Montg. on page 18663

EVELYN BIEHN, County Clerk
By Bernetha Whitlock

Fee \$8.00