

20010

WARRANTY DEED

Vol. 83 p. 1638

K 35933

This Indenture Witnesseth, THAT MARY N. DIXON, MATILDA M. MORAN and

FRANCES S. RISSE hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

DAVID A. RUDDOCK, Grantee  
his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The West one-half of Tract 117 of Pleasant Home Tracts No. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon;

Subject: Reservations, restrictions, easement and rights of way of record and those apparent on the land.

The true and actual consideration for this transfer is \$28,000.00

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that Grantors are the owners in fee simple of said premises; that they are free from all incumbrances, except those set forth above, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal  
this 31st day of January 19 83

*Mary N. Dixon* (SEAL) *Frances S. Risse* (SEAL)  
*Matilda M. Moran* (SEAL)  
Mary N. Dixon  
Matilda M. Moran

STATE OF OREGON, County of Klamath, ss. January 31, 1983  
Personally appeared the above named Mary N. Dixon, Frances S. Risse and Matilda M. Moran

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

Before me:

Notary Public for Oregon.  
My commission expires 6-30-83

After recording return to:

Until a change is requested, all tax statements shall be sent to the following name and address:

David A. Ruddock  
5329 Miller Avenue  
Klamath Falls, Or. 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 31 day of Jan 1983, at 2:29 o'clock P.M., and recorded in book M83 on page 1638. Record of Deeds of said County.

Witness my hand and seal of County Clerk

Evelyn Biehn County Clerk  
By *Evelyn Biehn*  
Fee \$4.00

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