

21465

KNOW ALL MEN BY THESE PRESENTS, That G. E. Rutledge and Phyllis P. Rutledge, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dale Joe

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 ap-

pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
A tract of land situate in Lot 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89° 42' 15" East along the North line of said Section 15, 400.0 feet; thence South 62° 42' feet; thence South 50° 43' 50" East 193.0 feet to the true point of beginning of this description; thence South 39° 16' 10" West 408.35 feet to a point on the Northeastly bank of Williamson River; thence South 56° 00' East 110.47 feet; thence North 39° 16' 10" East 398.20 feet; thence North 50° 43' 50" West 110.0 feet to the true point of beginning of this description.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Rights of the public and of Governmental bodies in and to any portion of the herein described property lying below the ordinary high water mark of Williamson River.

(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 \$9,500.00  
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 ( ), 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 5th day of January, 1976; 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  
January 8, 1976

Personally appeared the above named  
Rutledge and Phyllis P. Rutledge, husband and wife

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

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 3-21-77

STATE OF OREGON, County of ss.

Personally appeared 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.

(OFFICIAL SEAL)

STATE OF OREGON, ss.

County of I certify that the within instrument was received for record on the 17 day of 1976, at 10 o'clock M., and recorded in book on page or as file/reel number  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By Recording Officer  
Deputy

After recording return to:  
Dale Joe  
2225 VINE ST  
KLAMATH Falls, Or, 97601

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

NAME, ADDRESS, ZIP