

CLARENCE V. RAYSON and DOLORES D. RAYSON, husband and wife  
 , hereinafter called grantor, convey(s) to  
ALLAN M. RUDDOCK and MARTIN E. RUDDOCK, not as tenants in common, but with the  
right of survivorship all that real property situated in the County  
 of Klamath, State of Oregon, described as:

The Easterly 60 feet of the Westerly 110 feet of Lot 1, Block 2, FIRST  
 ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at page 8062.
3. Reservations and rights of way to construct ditches along property line as disclosed in Book 73 at page 356, Deed Records, recorded September 20, 1926.
4. Reservations of easement and right of way for irrigation ditches including the terms and provisions thereof, as set out in Deed recorded February 13, 1945 in Book 173 at page 263, Deed Records.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
covenants, conditions, restrictions, reservations, rights, rights of way, and  
easements of record

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 19,652.92

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THE INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Dated this 13th day of February, 19 84.

Clarence V. Rayson  
 Clarence V. Rayson  
Dolores D. Rayson  
 Dolores D. Rayson

STATE OF OREGON, County of Klamath ) ss.

February 13, 19 84 personally appeared the above named  
CLARENCE V. RAYSON and DOLORES D. RAYSON, husband and wife and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

W. Darlene T. Addington  
 Notary Public for Oregon  
 My commission expires: 3-22-85

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

Clarence V. Rayson  
Dolores D. Rayson

TO

Allan M. Ruddock  
Martin E. Ruddock

After Recording Return to:

Allan M. Ruddock  
Martin E. Ruddock  
8046 Hwy 140  
Klamath Falls, OR  
97603

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record  
 on the 16th day of February, 19 84  
 at 10:40 o'clock A.M. and recorded in book 184  
 on page 2435 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

Title

By Pam Smith

Deputy

Fee: \$4.00