

ATC-8-2828C

43862

WARRANTY DEED (INDIVIDUAL)

Vol. 1480 Page 20114

SHIRLEY ANN THOMPSON, an estate in fee simple

MELESIO S. RUIZ and SHIRLEY O. RUIZ, husband and wife

hereinafter called grantor, convey(s) to

of Klamath

State of Oregon, described as:

all that real property situated in the County

Lot 63, MERRYMAN'S REPLAT OF OLD ORCHARD MANOR IN THE CITY OF KLAMATH FALLS, 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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Merryman's Replat of Old Orchard Manor.

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

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

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 \$ 48,500.00

Dated this 3rd day of December, 19 84

Shirley Ann Thompson

STATE OF OREGON, County of Klamath

ss.

SHIRLEY ANN THOMPSON

December 5

instrument to be

HER

voluntary act and deed.

19 84 personally appeared the above named and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 6/2/88

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)

Shirley Ann Thompson

TO

Melesio S. Ruiz

Shirley O. Ruiz

After Recording Return to: TAX STATEMENTS
Mr. and Mrs. Melesio S. Ruiz

2825 Wartland
Klamath Falls, Ore.
97601

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of December, 19 84 at 2:32 o'clock P M and recorded in book 20414 Records of Deeds of said County.

Witness my hand and seal of County affixed

Evelyn Dickin

Klamath County Clerk

By

Fee: \$5.00

Deputy