

1-174

45216

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Lawrence L. von Seeger and

Marilyn M. von Seeger

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alvin A. Rux

and Lolita A. Rux Husband & Wife

hereinafter called

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:

South half of Lot #2: E½ W½ N½ NW¼ NE¼ Section 4 TWP25S RSE W.M. Five

acres m or l. Subject to a thirty foot (30 ft.) wide easement along south boundary for mutual roadway and all other roadway purposes. Subject to reservations and restrictions of record.

(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

and that

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 \$ 1850.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 9th day of January, 1978; 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 9, 1978

STATE OF OREGON, County of _____) ss.

Personally appeared _____ 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 _____

Personally appeared the above named Lawrence L. von Seeger and Alvin A. Rux, Lolita Rux

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

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)

Loen R. Palermo

Notary Public for Oregon

My commission expires: Dec. 27, 1980

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Lawrence L. von Seeger
Marilyn M. von Seeger
9171 Winnebago, Eugene Oregon 97401

GRANTOR'S NAME AND ADDRESS

Alvin A. Rux
Lolita A. Rux
33585 PAUTE LANE EUGENE, ORE.

GRANTEE'S NAME AND ADDRESS

After recording return to:

ALVIN A. RUX
33585 PAUTE LANE
EUGENE, OREGON 97401

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of January, 1985, at 9:22 o'clock A.M., and recorded in book M85 on page 1122 or as file/real number 45216

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Frank Smith Deputy

Fee: \$5.00

OK 5.00

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85 JUN 21