

Individual

Jackson County Title

Vol. M85 Page

3548

Division of Continental Land Title Co.

502 WEST MAIN STREET • P.O. BOX 218 • MEDFORD, OREGON 97501 • (503) 779-2811

46691

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Robert H. Rudy, hereinafter called the Grantor,

for the consideration hereinafter stated, to Grantor paid by George J. Marchart

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 State of Oregon, described as follows, to-wit:

Beginning at an iron pin on the Easterly right of way line of the Rocky Point Road which marks the Northwest corner of Lot 26, FRONTIER TRACTS, a platted portion of Klamath County, Oregon; thence North 89° 7' East along the Northerly line of said Lot 26 a distance of 58.28 feet to an iron pin; thence North 0° 25' East 55 feet to an iron pin; thence Westerly and parallel to the Northerly line of said Lot 26 to the Easterly right of way line of Rocky Point Road; thence South 20° 55' East along the Easterly right of way line of said Rocky Point Road to the point of beginning, being a portion of the W $\frac{1}{2}$ of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

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 restriction and rights of the public now of record

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 \$ 13,000.00.
However the actual consideration consists of or includes other property or value given or promised which is (the whole)(part of) (Indicate which) the consideration.

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of March, 19 85; if a corporate grantor, it has caused its name to be signed by its officers, duly authorized thereto by order of its board of directors.

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.

Robert H. Rudy
Robert H. Rudy

STATE OF ~~OREGON~~ Arizona
COUNTY OF Pima

(INDIVIDUAL)

The foregoing instrument was acknowledged before me this 4th day of March, 19 85, by Robert H. Rudy

Earl Lynn Smith
Notary Public for ~~Oregon~~ Arizona
My commission expires 2/21/88

After recording return to:
Jackson County Title Div.

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

P. O. Box 201

Keno, Oregon 97627

NAME, ADDRESS, ZIP

STATE OF OREGON
COUNTY OF _____

(CORPORATE)

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____, by _____ president, and by _____ secretary of _____

A corporation, on behalf of the corporation.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 11th day of March A.D. 19 85
at 10:55 o'clock A M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk
By Ann Smith Deputy

Fee 5.00