

57726

## WARRANTY DEED

Vol. 180 Page 1 1571  
STEPHANIE RUISE

KNOW ALL MEN BY THESE PRESENTS, That STELLA STEPHANIE RUSH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STELLA STEPHANIE RUSH and WILLIAM D. RUSH, husband and wife, tenants by entirety 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:

Lot 35 of Elmwood Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above property is subject to a life estate in Mary B. Burwell by reservation in deed dated March 23, 1977 and recorded in Vol. M 77 Page 4904

(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*

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars and cents, was \$100.00 and that the true and actual consideration for the same was \$100.00.

of all persons whomsoever, except those claiming under the above described encumbrances. and that  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None.  
The consideration (under date of recording) included other property or value for promised value of  
part of the XXXXXX The sentence between the symbols in XXXXXX applies, should it be necessary. Otherwise, XXXXXX  
In construing this deed and where the context so requires, the singular includes the plural and the  
changes shall be implied to make the provisions hereof apply to all  
In Witness Whereof, the said parties have hereunto set their hands and seals at the County of XXXXXX State of XXXXXX on the XXXXXX day of XXXXXX 20XXXXXX.

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 19 86; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF ANY APPLICABLE FEDERAL, STATE OR LOCAL USE, LAWS OR ORDINANCES.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, STATE OF OREGON.

Stella Stephanie Rush

**STATE OF OREGON,**

County of Klamath } ss.  
January                     , 19 86

STATE OF OREGON, County of \_\_\_\_\_ ) ss  
\_\_\_\_\_ 19\_\_\_\_

Personally appeared \_\_\_\_\_, 19\_\_\_\_, ss.  
 \_\_\_\_\_ and \_\_\_\_\_  
 for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn,  
 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.

Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,  
County of \_\_\_\_\_ Klamath } ss.

I certify that the within instrument was received for record on the 29th day of January, 1986, at 3:46 o'clock P.M., and recorded in book/reel/volume No. M86 on page 1571 or as fee/file/instrument/microfilm/reception No. 57726, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Sam Smith Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$5.00