

**KNOW ALL MEN BY THESE PRESENTS, That** ROSS COURTNEY RYDING and CANDACE MAY RYDING, husband and wife, aka Ross C. Ryding & Candace M. Ryding, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT G. BLAKE, 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 2, Block 6, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(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 EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 22,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @, 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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)

*Ross Courtney Ryding*  
Ross Courtney Ryding

*Candace May Ryding*  
Candace May Ryding

\*STATE OF OREGON, )  
County of Washington ) ss.  
February 18, 1986

Personally appeared the above named \_\_\_\_\_

Ross Courtney Ryding & Candace May Ryding,

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

Before me: *Wanda J. Mack*  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-17-89

Ross Courtney Ryding & Candace May Ryding

GRANTOR'S NAME AND ADDRESS

ROBERT G. BLAKE

4236 Douglas

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

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

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 \_\_\_\_\_

\_\_\_\_\_ a corporation,

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 be-

half 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)

STATE OF OREGON, ) ss.

County of \_\_\_\_\_

I certify that the within instru-

ment was received for record on the

day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock M., and recorded

in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

## SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.  
 Amount: \$362.62, plus interest  
 Account No.: 3909-07CA-1500

2. Sewer Lien  
 Improvement Unit: 51  
 Card No.: 100  
 Original Amount: \$1,102.66  
 Unpaid Balance: \$955.62, plus interest

Grantee herein agrees to assume said lien and to pay said lien in full.

3. Contract, including the terms and provisions thereof,  
 Dated: December 30, 1975  
 Recorded: January 19, 1976  
 Volume: M76, page 891, Microfilm Records of Klamath County, Oregon  
 Vendor: Henry Crutchfield & Irene D. Crutchfield, husband and wife  
 Vendee: Ross Courtney Ryding and Candace May Ryding, husband and wife, aka Ross C. Ryding and Candace M. Ryding

Grantee herein DOES NOT agree to assume said Contract, and Grantors herein agree to hold Grantee harmless therefrom.

4. Ordinance, including the terms and provisions thereof,  
 Dated: September 21, 1981  
 Recorded: October 16, 1981  
 Volume: M81, page 18161, Microfilm Records of Klamath County, Oregon  
 Re-recorded: November 3, 1981  
 Volume: M81, page 19136, Microfilm Records of Klamath County, Oregon

"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: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 21st day  
 of February A.D., 19 86 at 3:07 o'clock P M., and duly recorded in Vol. M86  
 of \_\_\_\_\_ on Page 3066  
 By Evelyn Biehn, County Clerk  
Jan Smith

FEE \$9.00