7563

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KNOW ALL MEN BY THESE PRESENTS, That PAUL E. RIFFICE

for the consideration hereinafter stated to the grantor paid by PAUL E. RIFFICE and ERIC P. RIFFICE hereinafter called the grantee, hereinafter called grantee, hereby grant, bargain, sell and convey unto the said grantee, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantee, all of the following described real property, with the appurtenances, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath State of Oregon, to-wit:

Beginning at a point 46 feet North and 35 feet West of Northeast corner of Lot 5, Block 15 of FIRST ADDITION TO BONANZA; thence West 560 feet; thence East 1092 feet; thence South 114.5 feet; thence East 100 feet; thence South 28 feet, more or less, to the Northwest corner of Lot 1, Block 22; thence Southwesterly to the Northwest of said Lot 1, Block 22; thence Northwesterly to Southwest corner side of Lot 9, Block 12, 225 feet; thence Southwesterly parallel with North side of Klamath Street 500 feet to North side of Robbe Street; thence West 430 feet; thence North 140 feet; thence West 120 feet; thence South 140 feet; thence West 153 feet, more or less, to point of beginning, in the County of Klamath, State of Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantee, their assigns and the heirs of such survivor, forever; provided that the grantors herein do not sell the wife to convey her with the right of survivorship, that is, that the law shall vest absolutely in the survivor of the grantee.

And the grantor above named hereby covenants to and with the above named grantee, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except those of record and apparent on the land.

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 $ [illegible] FIFTY [illegible]

Whenever, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which), the amount thereof in the money, if not ascertainable, should be stated herein, which is part of the consideration (indicate which).

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 26 day of May, 1987; 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 MODIFY THE LAW GOVERNING TITLE TO LAND. THE LAND USE REGULATIONS, IF ANY, GOVERNING THE 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.

PAUL E. RIFFICE

STATE OF OREGON,
County of Klamath } ss.
May 26, 1987

Personally appeared the above named PAUL E. RIFFICE and Alvin and the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: 8-30

STATE OF OREGON, County of ____ } ss.
____, 19__

Personally appeared ____ 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 ____, 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: ____

Paul E. Riffice
P. O. Box 235
Bonanza OR 97623

Paul E. and Eric P. Riffice
P. O. Box 235
Bonanza OR 97623

Grace A Bailey
540 Main Street, Suite 104
Klamath Falls OR 97601

Paul E. and Eric P. Riffice
P. O. Box 235
Bonanza OR 97623

STATE OF OREGON,
County of ____ } ss.
I certify that the within instrument was received for record on the ____ day of ____, 19__, at ____ o'clock ____ M., and recorded in book/reel/volume No. ____ on page ____ or as fee/file/instrument/microfilm/reception No. ____, Record of Deeds of said county.
Witness my hand and seal of County affixed.

By ____ Deputy

LEGAL DESCRIPTION CONTINUED

SAVING AND EXCEPTING the following described parcel conveyed by Paul E. Riffice and Katheryn L. Riffice, husband and wife, to Dan L. Ruff and Maria A. Ruff, husband and wife, by deed dated April 21, 1972, recorded in Volume M-72 at page 4431, Records of Klamath County, Oregon: The South 200 feet of the East 130 feet of the West 403 feet of the following described parcel:

Beginning at a point 64 feet South and 35 feet West of Northwest corner of Lot 6, Block 15 of First Addition to Bonanza; thence North 560 feet; thence East 1092 feet; thence South 214.5 feet; thence East 100 feet; thence South 20 feet, more or less, to the Northwest corner of Lot 2, Block 22; thence Southwesterly to Southwest corner of said Lot 1, Block 22; thence Northwesterly parallel with North side of Lot 3, Block 22, 275 feet; thence Southwesterly along Northwest side of Alma Street, 580 feet, to the North side of Modoc Street; thence West 400 feet; thence North 180 feet; thence West 120 feet; thence South 140 feet; thence West 153 feet, more or less, to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH } ss.

Filed for record at request of Ferguson & Miller, Attorneys at Law the 7th day of May A.D., 19 72 at 4:00 o'clock P.M., and duly recorded in Vol. M72 of Deeds on Page 3082

FEE $12.50

Evelyn Biehn, County Clerk
By [signature]