

OK

76543

WARRANTY DEED

Vol. 1189 Page 11778

KNOW ALL MEN BY THESE PRESENTS, That JAMES ARMAND RUTLEDGE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY D. LEE and BARBARA M. LEE, Husband and 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:

See Attached Exhibit "A"

(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

See Attached Exhibit "A"

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 \$30,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is 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 6th day of July, 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 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.

James Armand Rutledge
James Armand Rutledge

STATE OF OREGON,

County of Klamath } ss.
July 6, 1987

Personally appeared the above named
James Armand Rutledge

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

STATE OF OREGON, County of _____) ss.

_____, 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 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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Rodney D. Lee
1072 Wocus Rd.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Rodney D. Lee
1072 Wocus Rd.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

11779

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which bears N. 89°49' West along the East-West quarter line a distance of 489.5 feet and thence S. 6°02' W. along the Westerly right-of-way line of the Dalles-California Highway a distance of 600.3 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; North 89°49' West parallel to said quarter line a distance of 486.54 feet to a point; thence South 6°02' West a distance of 90 feet to a point; thence South 89°49' East parallel to the above mentioned quarter line a distance of 486.54 feet to a point which is on the Westerly right of way line of the Dalles-California Highway; thence North 6°02' East along said Westerly right of way line a distance of 90 feet to the point of beginning in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Trust Deed, including the terms and provisions thereof, recorded August 14, 1985 in Volume M-85 page 12756, in favor of Elfie V. Tolleson, which Trust Deed the grantees herein assume and agree to pay according to the terms contained herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 6th day
of July A.D., 19 87 at 2:56 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 11778.

FEE \$14.00

Evelyn Biehn, County Clerk
By Pam Smith