

1-13654

FORM No. 631-WARRANTY DEED (Individual or Corporate)

1-1-74

86723

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M88 Page 6587

KNOW ALL MEN BY THESE PRESENTS, That HUGH MAC GREGOR,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL T. RUFFOLO and MARY ANN RUFFOLO, husband and wife as tenants by the 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:

OREGON SHORES

Lot 12, Block 48, Tract 1184, OREGON SHORES UNIT #2, FIRST ADDITION,
in the County of Klamath, State of Oregon.

Tax Account No.: 3507-018AB 06600

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW 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."

(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 a new First Deed of Trust, for \$13,000.00

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 \$ 16,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 29th day of March, 1988; 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)

Hugh Mac Gregor

CALIFORNIA

STATE OF OREGON

County of SACRAMENTO

APRIL 6, 1988

Personally appeared the above named
Hugh Mac Gregor

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

(OFFICIAL SEAL)

Before me,

NOTARY PUBLIC CALIFORNIA

My Commission Expires June 25, 1989

McCLELLAN AFB, CALIFORNIA 95652

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

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:

(OFFICIAL SEAL)

MAC GREGOR

GRANTOR'S NAME AND ADDRESS

RUFFOLO

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Daniel T. Ruffolo
34 La Suen
Camarillo, Ca. 93010

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of April, 1988, at 2:48 o'clock PM., and recorded in book/reel/volume No. M88 on page 6587 or as document/fee/file/instrument/microfilm No. 86723, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Berntha Litch Deputy

Fee \$10.00