

86819

WARRANTY DEED

Vol. M88 Page 6751

KNOW ALL MEN BY THESE PRESENTS, That Bruce E. Ripley

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Brad Ripley and
Bruce E. Ripley as to an undivided $\frac{1}{2}$ interest, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13 of TRACT 1118, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the following:

1. The rights of the public in and to that portion of the premises herein described
lying within the limits of existing roads.

2. Recitals as contained in Land Status Reports recorded December 15, 1958, in Volume
307, page 481, Deed Records of Klamath County, Oregon, recorded January 18, 1959 in
Volume 308, page 529, Deed Records of Klamath County, Oregon, and recorded January 19,
1959 in Volume 308, page 699, Deed Records of Klamath County, Oregon, to wit:

"The above described property is subject to any existing easements for public
roads and highways, for public utilities, and for railroads and pipe lines and
(Continued on reverse)

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
noted of record as of the date of this deed and those apparent upon the land, if any,
as of the date of this deed,

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 \$8,000.00
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 93.031.)

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 15 day of Sept, 1978;
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)

Bruce E. Ripley

Washington
STATE OF OREGON, } ss.
County of Pierce
15 Sept. 1978

Personally appeared the above named
Bruce E. Ripley

and acknowledged the foregoing instru-
ment to be a voluntary act and deed.

Before me:
(OFFICIAL SEAL) Joan W. K. K. K.
Notary Public for Oregon
My commission expires: 2-7-79

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19 _____

_____ 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 _____

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Brad & Bruce E. Ripley
8113 Woodstone
Lenexa, MO 66219

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, } 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/record number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____

Recording Officer
Deputy

(description continues).

and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)." 6752

3. Right of way for pole and wire lines and other facilities for the transmission and distribution of electricity and incidentals, 15 feet wide, as conveyed to the California Oregon Power Company by deeds recorded November 9, 1961 in Volume 333 page 561, Deed Records of Klamath County, Oregon, and in Volume 333 page 563, Deed Records of Klamath County, Oregon. (General Location)

4. Covenants, Conditions, Restrictions and Easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 1, 1976 in Volume M76, page 10037, Microfilm Records of Klamath County, Oregon, as follows:

"(1) Reserving to Henry Wolff, Gerald Wolff, Gerry Warren Wolff and Eric Wolff, hunting and fishing rights on the above described property; (2) Reserving a right of ingress and egress upon and across the above described property for the purpose of keeping and maintaining the irrigation ditches located on said real property, and construction of the same. (3) Reserving to Henry and Gerald Wolff Ranch, Inc. one-half of all mineral rights located on said property."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of April A.D. 19 88 at 9:34 o'clock A M., and duly recorded in Vol. M88
of Deeds on Page 6751

FEE \$15.00

Evelyn Biehn

By

County Clerk

Bernetha J. Hitch