

OK 55819 WARRANTY DEED Vol 188 Page 10322

KNOW ALL MEN BY THESE PRESENTS, That Geanne G. Fraley

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Lawrence S. Ruiz and Lorita A. Ruiz, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached exhibit

(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  
those of record and those apparent on the land

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 \$95,000.00  
However, the actual consideration consists of or includes other property or value given or reserved which is  
the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)  
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 27th day of June, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.

Geanne G. Fraley  
Geanne G. Fraley

STATE OF OREGON,  
County of Klamath } ss.  
June 27, 1988  
Personally appeared the above named

Geanne G. Fraley  
and acknowledged the foregoing instru-  
ment to be her voluntary act and deed.

(OFFICIAL SEAL) Karen Jackson  
Notary Public for Oregon  
My commission expires: 12-23-88

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 \_\_\_\_\_

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 the  
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:  
Karen Jackson  
Notary Public for Oregon  
My commission expires: 12-23-88

PUBLIC  
Geanne G. Fraley  
675 Mountain St.  
Independence, OR 97351  
GRANTOR'S NAME AND ADDRESS  
Lawrence and Lorita Ruiz  
630 Front St.  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Klamath First Federal Savings & Loan  
540 Main St.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
same as above  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_ TIME \_\_\_\_\_  
By \_\_\_\_\_ Deputy

DESCRIPTION OF PROPERTY

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

PARCEL 1: A tract of land in Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, being more particularly described as follows:

Beginning at an iron pipe on the Southerly right of way of Front Street from which the iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue bears North  $89^{\circ} 06\frac{1}{2}'$  East 370 feet distant; thence South 100 feet to the true point of beginning; thence South  $68.29$  feet to a point; thence South  $60^{\circ} 04\frac{1}{2}'$  East 86.09 feet; thence South  $15^{\circ} 03\frac{1}{2}'$  West 84.48 feet more or less to the mean high water line of Upper Klamath Lake; thence Southeasterly along said shore line 97.63 feet, more or less to the Southwesterly corner of that certain tract of land heretofore conveyed by deed recorded in Volume 233, page 134, Deed records of Klamath County, Oregon, which said point is 218 feet Northwesterly from the intersection of said shore line and the Westerly line of the West Side Highway; thence North  $15^{\circ} 03\frac{1}{2}'$  East 272.61 feet to a point; thence South  $89^{\circ} 06\frac{1}{2}'$  West 49.04 feet to a point; thence North 85.0 feet to a point on the Southerly right of way of Front Street; thence South  $89^{\circ} 06\frac{1}{2}'$  West along said Front Street right of way 60.0 feet to a point; thence South 100.0 feet to a point; thence South  $89^{\circ} 06\frac{1}{2}'$  West 105.0 feet more or less to the true point of beginning. Together with a joint user roadway easement 30 feet in width lying on the east side of a line which commences at the Northwest corner of the above described parcel and running North 100 feet to the South line of Front Street.

PARCEL 2: A tract of land in Lot 8 Section 30 Township 38 South Range 9 East of the Willamette Meridian in the City of Klamath Falls, being more particularly described as follows:

Beginning at an iron pipe on the southerly right of way of Front Street from which the iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue bears North  $89^{\circ} 06\frac{1}{2}'$  East 370 feet distant; thence South 168.29 feet to the true point of beginning; thence South  $60^{\circ} 04\frac{1}{2}'$  East 86.09 feet; thence South  $15^{\circ} 03\frac{1}{2}'$  West 84.48 feet more or less to the mean high water line of Upper Klamath Lake; thence Northwesterly 67.57 feet to a point that is South 94.21 feet from the true point of beginning; thence North 94.21 feet, more or less to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 1st day  
of July A.D., 19 88 at 11:58 o'clock A. M., and duly recorded in Vol. M88  
of Deeds on Page 10322  
By Evelyn Biehn County Clerk  
Pauline Mulendore

FEE \$13.00