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MTG-12287

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KNOW ALL MEN BY THESE PRESENTS, That Jack Ulam and Barbara J. Oglesby

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeffery A. Ruiz and Anne V. Ruiz, not as tenants in common but with the right of survivorship, that is that the fee shall vest in the survivor of 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:

The S1/4NW1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

- 1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
- 2. Reservations and restrictions, including the terms and provisions thereof, contained in Land Status Report recorded October 14, 1958 in Book 304 at page 636, Deed Records.
- 3. Reservations of 1/4 of all minerals, including the terms and provisions thereof, as disclosed by instrument:

Dated : May 11, 1970

Recorded : May 19, 1970

Book: M-70 Page: 3980

(For continuation of this document, see reverse side of this deed.)

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,

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 \$25,000.00. 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 ①, 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 22 day of October, 1979; 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.

Jack Ulam
Barbara J. Oglesby

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
October 20, 1979

Personally appeared the above named
Jack Ulam and Barbara J. Oglesby

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

Before me:
(OFFICIAL SEAL) Darlene L. Addington
Notary Public for Oregon
My commission expires: 3-22-81

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:

NOTARY PUBLIC
GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Jeffery A. Ruiz
881 Lori Ave.
Sunnyvale, CA 94086
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Jeffery A. Ruiz
881 Lori Ave.
Sunnyvale, CA 94086
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____
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 document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By _____ Deputy

[illegible]