

12912

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Robert K. Buchanan

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas A. Ruddock and Viola A. Ruddock, 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:

All that portion of Tract 2 of 400 SUBDIVISION, lying Southerly and Westerly of the right of way of the No. 1-B-1A drain of Klamath Project, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 easement conditions and restrictions of record and contract dated August 11, 1976, recorded August 12, 1976 in Volume M 76 page 12460 microfilm records of Klamath County, Oregon. 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 \$ 11,600.00

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 27 day of July, 19 84; 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)

STATE OF OREGON, County of Alaska } ss.
3rd Judicial District
County of 7/27, 19 84

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: 11/

Personally appeared the above named Robert K. Buchanan and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: M. Ruman
OFFICIAL SEAL
Notary Public for Alaska
My commission expires: 11/16/85

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas A. & Viola A. Ruddock
5491 Lombardy Lane
K-falls, OR 97601

NAME, ADDRESS, ZIP

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

Thomas A. & Viola A. Ruddock
5491 Lombardy Lane
K-falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of March, 19 90 at 11:42 o'clock A.M., and recorded in book/reel/volume No. M90 on page 5725 or as document/fee/file/instrument/microfilm No. 12912, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Danina Muller Deputy

Fee \$28.00

42 APR 11 1985