

12913

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CARL M. NIELSEN and CARMELITA JUNE NIELSEN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS A. RUDDOCK and VIOLE A. RUDDOCK, 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 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.

Subject to the following:

- 1) The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Irrigation District.
- 2) The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Basin Improvement District.
- 3) Warranty Clearance Easement and incidentals as conveyed to the United States of America by instrument recorded June 18, 1964 in Volume 353, page 605, Deed Records 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 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 \$ 27,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 11 day of August, 19 76 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)

Carl M. Nielsen
Carl M. Nielsen
Carmelita June Nielsen
Carmelita June Nielsen

STATE OF OREGON,)
County of Klamath) ss.
August 11, 19 76

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 _____

Personally appeared the above named Carl M. Nielsen and Carmelita June Nielsen, husband and wife,

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

(OFFICIAL SEAL)

Judy L. Puhar
Notary Public for Oregon
My commission expires: 5-12-77

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS:

GRANTEE'S NAME AND ADDRESS:

Thomas A. & Viola A. Ruddock
541 Lombardy Lane
K-falls, OR 97631

Thomas A. & Viola A. Ruddock
541 Lombardy Lane
K-falls, OR 97631

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of March, 1990, at 11:42 o'clock A.M., and recorded in book M90 on page 5726 or as file/reel number 12913, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Pauline Mullins, Deputy

Fee \$28.00