

17588

**MTC #23733-DN**

Vol. m90 Page \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, That  
LESLIE NORTHCUTT and NORMA V. NORTHCUTT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called MICHAEL L. RUFF and JOYCE E. RUFF, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 Northerly 40 feet of Lots 486 and 487, Block 114, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3809 033AC 09100

PH  
1  
This instrument will not allow use of the property described 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."

JUL 20 1906  
 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 and the above granted premises, free from all encumbrances EXCEPT ALL  
 THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS

THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF

THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF and that  
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 consideration for this transfer, stated in terms of dollars, is \$ 29,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 29,000.00  
However, the actual consideration consists of or includes other property or value which is the whole part of the consideration (indicate which). The sentence between the symbols, if not applicable, should be deleted.  
8-XXXXXX-XXXXX) the singular includes the plural and all grammatical

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.

Witness my hand and the seal of said County of \_\_\_\_\_, State of \_\_\_\_\_, this \_\_\_\_\_ day of July, 19 90;

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of July, 19 90 ;  
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.

LESLIE NORTHCUTT

NORMA V. NORTHCUTT

NORMA V. NORTHUP  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF OREGON, )  
County of Klamath ) ss.  
July 13, 1990

Personally appeared \_\_\_\_\_, 19\_\_\_\_\_,  
\_\_\_\_\_ and  
\_\_\_\_\_, who, being duly sworn,  
do hereby depose and say that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
LESLIE NORTHCUTT  
NORMA V. NORTHCUTT

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

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)

Before me, **DANA M. NIELSEN**  
(OFFICIAL **NOTARY PUBLIC-OREGON**  
SEAL) My Commission Expires 12/31/14  
My commission expires.

Notary Public for Oregon  
My commission expires:

LESLIE NORTHCUTT & NORMA V. NORTHCUTT  
1930 Round Lake Road  
Klamath Falls, OR 97601

MICHAEL L. RUFF & JOYCE E. RUFF  
12150 SW 124th Ave.  
Tigard, OR 97223

Other recording return to:  
MICHAEL L. RUFF & JOYCE E. RUFF  
12150 SW 124th Ave.  
Tigard, OR 97223

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

**MICHAEL L. RUFF & JOYCE E. RUFF**  
**12150 SW 124th Ave.**  
**Tigard, OR 97223**

STATE OF OREGON,

County of Klamath SS.  
I certify that the within instrument was  
received for record on the 16  
day of July, 19 90,  
at 1:37 o'clock PM., and recorded  
in book M90 on page 14067 or as  
file/reel number 17588.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn

By Bernetha A. Petch Recording Officer Deputy

28.00