

1-1-74

22747

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Andrew L. Gordon and Inez B. Gordon,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Martin E. Ruddock and Irene E. Ruddock, husband and wife  
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 Southeasterly half of Lot 6; all of Lot 7; and the Northwesterly half of Lot 8; more particularly described as follows:  
Beginning at the most Northerly corner of said Lot 8; thence Southeasterly along the Northeasterly line of said Lot 8, 36 feet; thence Southwesterly parallel to the Northwesterly line of said Lot 8, 200 feet to the Southwesterly line of said Lot 8; thence Northwesterly along the Southwesterly line of said Lot 8, 36 feet to the most Westerly corner of said Lot 8; thence Northeasterly along the Northwesterly line of said Lot 8, 200 feet to the Point of Beginning; all in HIGHLAND PARK, Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Excepting therefrom that portion deeded to the State of Oregon, by and through its State Highway Commission, as disclosed by instrument recorded in Volume M71 at page 7705, Microfilm 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 easements or restriction of record, common to the area or apparent on the face of 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 \$ 75,000.00.  
However, the actual consideration consists of or includes other property, goods or promises which is the whole or part of the consideration (indicate with X) (The sentence between the symbols X, if not applicable, shall be deleted.)

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 February, 1977; 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)

Andrew L. Gordon  
Inez B. Gordon

STATE OF OREGON, }  
County of Klamath } ss.  
March 11, 1977

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 Andrew  
and Inez Gordon

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

Before me:

OFFICIAL SEAL

Shannon Lilly

Notary Public for Oregon

My commission expires:

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:

Andrew L. Gordon and Inez B. Gordon  
7215 So. 6th Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Martin E. Ruddock and Irene E. Ruddock  
8046 Highway 140  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Martin Ruddock  
2250 Pine Grove RD  
Klamath Falls OR  
97603

ing address.

8046 - Hwy 140  
only

NAME, ADDRESS, ZIP

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of Nov., 1990, at 10:44 o'clock A.M., and recorded in book M90 on page 23101 or as file/reel number 22747, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Muellendorf Deputy

Fee \$28.00