

22783

KNOW ALL MEN BY THESE PRESENTS, That

THOMAS A. RUDDOCK and VIOLA A. RUDDOCK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DAVID L. NEESE and KATHY L. NEESE, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

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. Klamath County Tax Account #3909-03500-00800.

SUBJECT TO: Trust Deed recorded March 30, 1989, in Volume M89, page 5320, Microfilm Records of Klamath County, Oregon, in favor of South Valley State Bank, as Beneficiary; and Mortgage recorded March 28, 1990, in Volume M90, page 5570, Microfilm Records of Klamath County, Oregon, in favor of South Valley State Bank, as Mortgagor. The above named Grantees do not agree to assume nor pay either the Trust Deed or Mortgage and the grantors named herein hereby agree to hold the Grantees harmless therefrom.

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."

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 of record and those apparent upon the land 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 \$ 59,900.00.

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 19th day of November, 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.

STATE OF OREGON,
County of Klamath) ss.
November 19, 19 90.

Personally appeared the above named
THOMAS A. RUDDOCK for himself and as
attorney-in-fact for VIOLA A. RUDDOCK

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/91STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this

_____, 19 _____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

THOMAS A. RUDDOCK and VIOLA A. RUDDOCK
P.O. Box 5912
Arizona City, AZ 85223
GRANTOR'S NAME AND ADDRESS

DAVID L. NEESE and KATHY L. NEESE
5491 Lombardy
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was
received for record on the 20th
day of Nov., 19 90,
at 9:22 o'clock A. M., and recorded
in book M90 on page 23169 or as
file/reel number 22783,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Paulene Mulenbale Deputy

Fee \$28.00