



K-43475  
**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

GORDON W. MALCOMB AND ROBERT MULLEN

conveys and warrants to JEFF RYDER AND THERESE BOURDEAU AKA THERESE RYDER, husband and wife Grantor,the following described real property in the County of Klamath and State of Oregon. Grantee,

Lot 9 in Block 40 Hillside Addition to the City of Klamath Falls, together with one-half of vacated alley which inured thereto, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for 1991-92 are now a lien but not yet payable.
2. Reservations and Restrictions, including the terms and provisions thereof, as contained in the Deed from the Klamath Development Company to Paul E. Muenherz, dated June 4, 1913, recorded June 26, 1919, in Volume 39 page 373, Deed records of Klamath County, Oregon.
3. Easement for Public Utility, including the terms and provisions thereof, as contained in Ordinance No. 5626, recorded October 17, 1967, in volume M67 page 8055, Deed records of Klamath County, Oregon.
4. Well Agreement, including the terms and provisions thereof, by and between Cameron F. Wogan and Gordon Malcomb, recorded February 2, 1990, in Volume M90 page 2388, Deed records of Klamath County, Oregon.

This property is free of liens and encumbrances. EXCEPT:

AS SET FORTH HEREIN ABOVE

The true consideration for this conveyance is \$ 112,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 4th day of September 19 91 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

*Gordon W. Malcomb*  
 by *Robert Mullen*

GORDON W. MALCOMB BY  
 ROBERT MULLEN, HIS ATTORNEY IN FACT

*Robert Mullen*  
 ROBERT MULLEN

STATE OF OREGON, County of Klamath )ss.  
 The foregoing instrument was acknowledged before me  
 this 4th day of September 19 91  
 by ROBERT MULLEN, INDIVIDUALLY AND AS  
POWER OF ATTORNEY FOR GORDON W. MALCOMB

*Debra B. Buehler*  
 Notary Public for Oregon

My commission expires: 12/19/92

After recording return to:

Jeff & Therese Ryder  
 2036 Fremont  
 Klamath Falls OR 97603  
 NAME, ADDRESS, ZIP

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

SAME AS ABOVE

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.  
 on this 9th day of Sept. A.D. 19 91  
 at 9:18 o'clock A M. and duly recorded  
 in Vol. M91 of Deeds Page 17871  
 Evelyn Biehn  
 By *Debra B. Buehler* Deputy,  
 County Clerk

Fee, \$28.00