

1967 **43105**

MTC 1396-5868 Vol. m92 Page 71619

KNOW ALL MEN BY THESE PRESENTS, That Ralph L. Pettit and Jean D. Pettit, husband and wife

SOFT **hereinafter called the grantor,**
for the consideration hereinafter stated to the grantor paid by **G. E. Rutledge and Phyllis Rutledge, husband and wife**

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Grantees assume and agree to pay the present existing Contract, which is unrecorded, including the terms and provisions thereof, dated November 12, 1969, the unpaid principal balance of which is \$20,963.28 to the Forest National Bank of Oregon, White City Branch, 601 1/2 1st Street, Medford, Oregon 97504 from said bank.

(See legal description on back of this Warranty Deed)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted on record as of the date of this deed and those apparent upon the stand-off map, as of the date of this deed, and that grantor will warrant and forever defend the above granted 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, said in terms of dollars, is \$35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is not stated herein.
In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.
IN WITNESS WHEREOF the grantor has executed this instrument on the **10th** day of **October**, 19**71**, if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
October 1, 1971
Personally appeared the above named Ralph L. Pettit and Jean D. Pettit
and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, County of Klamath) ss.
October 1, 1971
Personally appeared _____ **and** _____
each for himself and not one for the other, did say that the former is the _____ **who, being duly sworn,**
president and that the latter is the _____ **secretary of.**

_____, a corporation,
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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

WARRANTY DEED

Ralph L. Pettit and Jean Pettit

TO

G.E. Rutledge and

Phyllis Rutledge

AFTER RECORDING RETURN TO

Mountain Title Co.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,) ss.
County of _____
I certify that the within instrument was received for record on the _____ **day of** _____, 19**71**,
at _____ **o'clock** **M., and recorded in book** _____ **on page** _____
Record of Deeds of said County.
Witness my hand and seal of County affixed.

Title.
By _____ **Deputy**

7162
The following described real property in Klamath County, Oregon:
A tract of land situated in the S 1/2 SW 1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

The following described real property in Klamath County, Oregon:
A tract of land situated in the S 1/2 SW 1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Northwest corner of the SW 1/4 SW 1/4 of said Section 11; thence, North 89° 31' 1/2" East along the North line of the S 1/2 SW 1/4 of said Section 11 a distance of 1960.00 feet to an iron pin; thence, South 1° 04' 1/4" East parallel with the West line of said Section 11 a distance of 800.00 feet to an iron pin; thence, South 89° 31' 1/2" West parallel with the North line of the S 1/2 SW 1/4 of said Section 11 a distance of 1960.00 feet to an iron pin on the West line of said Section 11; thence, North 1° 04' 1/4" West along the West line of said Section 11 a distance of 800.00 feet, more or less, to the Point of Beginning

SAVE and EXCEPTING the following described tract:
Beginning at the Northeast corner of the above described tract; thence South 1° 04' 1/4" East along the East line of said above tract a distance of 378 feet; thence, South 89° 31' 1/2" West a distance of 244 feet more or less, to the center line of the Creek; thence, Northerly along said center line to the North line of the said above described tract; thence, North 89° 31' 1/2" East along the North line of said tract a distance of 234 feet more or less to the point of beginning.

Ralph L. Pettit
Jean D. Pettit
STATE OF OREGON: COUNTY OF KLAMATH: ss.

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Mountain Title Co. the 6th day of April A.D., 19 92 at 11:36 o'clock A. M., and duly recorded in Vol. M92 of Deeds on Page 7161
Evelyn Biehn County Clerk
By Constance Murlendore
FEE \$35.00

STATE OF OREGON
COUNTY OF KLAMATH
WARRANTY DEED
Ralph L. Pettit and Jean D. Pettit
HUSBAND AND WIFE
TO
MOUNTAIN TITLE CO.
OF Klamath County, Oregon
FOR
RECORDING
THIS DEED
WAS
FILED
FOR
RECORDING
ON
APRIL
6
1992
AT
11:36
O'CLOCK
A.M.
IN
VOLUME
M92
ON
PAGE
7161
EVELYN BIEHN
COUNTY CLERK
BY
CONSTANCE MURLENDORE