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MTC 1396-5869

WARRANTY DEED

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THIS INDENTURE, WITNESSETH, That PHYLLIS RUTLEDGE, widow of G. E. Rutledge, Deceased, hereinafter known as Grantor, for the consideration hereinafter recited, has bargained and sold, and by these presents does grant, bargain, sell, and convey unto WM. R. EMARD, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to wit:

A Tract of Land situated in the S $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 11, Twp. 34 S., R. 7 E., W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 11;  
Thence, North 89°31 $\frac{1}{2}$ ' East along the North line of the S $\frac{1}{2}$ SW $\frac{1}{4}$  of said Section 11 a distance of 1960.00 feet to an iron pin;  
Thence, South 1°04 $\frac{1}{2}$ ' East parallel with the West line of said Section 11 a distance of 800.00 feet to an iron pin;  
Thence, South 89°31 $\frac{1}{2}$ ' West parallel with the North line of the S $\frac{1}{2}$ SW $\frac{1}{4}$  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 $\frac{1}{2}$ ' 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 $\frac{1}{2}$ ' East along the East line of said above tract a distance of 378 feet; thence South 89°31 $\frac{1}{2}$ ' 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 $\frac{1}{2}$ ' East along the North line of said tract a distance of 234 feet more or less to the point of beginning.

TOGETHER WITH the non-exclusive right to ingress and egress and public utility services over the Easement granted for the benefit of the property herein conveyed and the real property contiguous to it and beyond it by Deed of Easement recorded April 28, 1972, in Vol. M-72 at page 4568 of Klamath County, Oregon Deed Records.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; any uncertainty as to the exact location of the centerline of Larson Creek; a 60-foot roadway easement over N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  recorded April 28, 1972, in Book M-72 at page 4566 of Klamath County, Oregon Deed Records; a 15-foot non-public easement appurtenant along the West boundary line of the above-described Tract and a 15-foot non-public easement appurtenant along the North boundary line of the above-described Tract; all existing land use and development laws, ordinances, regulations, restrictions, requirements, and orders; all existing laws, regulations, restrictions, requirements, and orders of or pertaining to the Department of Environmental Quality and also those pertaining to sanitation or sewage disposal; all existing Zoning laws, ordinances, regulations, restrictions, requirements, and orders; all easements, rights of way and restrictions of record and any apparent on the land; the "AS IS" condition of the improvements; all real property taxes; any matter suffered or created by the Grantee; and to that certain Contract of Sale, dated November 12, 1969, between Ruth Rose Shadley Farris, who is also known as Ruth Rose Farris, and Bob L. Farris, wife and husband, as Sellers, and Ralph L. Pettit and Jean D. Pettit, husband and wife, as Buyers, the Buyers' interest in said Contract of

WM. GANONG  
LAWYER  
P. O. BOX 57  
KLAMATH FALLS, ORE.  
97601  
(503) 882-7228

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1 Sale having heretofore been assigned to G. E. Rutledge and Phyllis  
 2 Rutledge, husband and wife, by Assignment of Real Estate Contract,  
 3 dated October 1, 1971, which said Contract of Sale the Purchaser as-  
 4 sumes and agrees to pay and perform according to its terms and to  
 5 hold the Vendor harmless therefrom.

6 The true and actual consideration for this transfer is \$70,000.00.

7 TO HAVE AND TO HOLD the said premises with their appurtenances unto  
 8 the said Grantee, his heirs and assigns forever. And the said Grantor does  
 9 hereby covenant to and with the said Grantee, his heirs and assigns, that she  
 10 is the owner in fee simple of said premises; that they are free from all in-  
 11 cumbrances, except those set out; and that she will warrant and defend the  
 12 same from all lawful claims whatsoever, except those above set forth.

13 IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this  
 14 1st day of March, 1979.

Phyllis Rutledge (SEAL)  
 Phyllis Rutledge

15 STATE OF OREGON ) SS.  
 16 County of Klamath )

17 On this 2nd day of March, 1979, personally appeared the above-named  
 18 Phyllis Rutledge, widow of G. E. Rutledge, Deceased, and acknowledged the  
 19 foregoing instrument to be her voluntary act and deed, BEFORE ME:

(SEAL) WM. GANONG, JR.  
 20 NOTARY PUBLIC - OREGON  
 21 My Commission Expires February 7, 1981

[Signature]  
 Notary Public for Oregon

22 After recording return to: MTC

23 Michael Brant  
 24 325 Main Street  
 25 K. Falls OR 96101

26 Until a change is requested, all tax statements shall be sent to the following  
 27 name and address: Wm. Emard

28 P.O. Box 815  
 29 Chiloquin, Oregon

30 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 AM., and duly recorded in Vol. M92  
 of Deeds on Page 7163  
 By Evelyn Biehn County Clerk  
[Signature]

FEE \$35.00