

K-46243

# STATUTORY WARRANTY DEED (Individual or Corporation)

LOYD W. SMITH AND LILLY FLORENCE SMITH

conveys and warrants to RICK L. RUFF AND LESLIE A. RUFF, HUSBAND AND WIFE, Grantor,  
the following described real property in the County of KLAMATH and State of Oregon, Grantee,

PARCEL 1: Lot 2 in Block 1 of Sprague River Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/15ths interest in and to the river frontage and recreation area shown on instrument recorded June 9, 1980, in Volume M80 page 10501, Deed Records of Klamath County, Oregon.

PARCEL 2: The E $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 18, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the center line of Sprague River and Northerly of State Highway #140, EXCEPT any portion in Sprague River Estates. ALSO EXCEPT that portion of the E $\frac{1}{2}$ SW $\frac{1}{4}$  of said Section 18 conveyed to certain property owners in Sprague River Estates for river frontage and recreation area shown on instrument recorded June 9, 1980, in Volume M80 page 10501, Deed Records of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAYS AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

\*AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 93.030.

The true consideration for this conveyance is \$ 11,000.00 (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 15TH day of FEBRUARY 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

LOYD W. SMITH

LILLY FLORENCE SMITH

STATE OF OREGON, County of KLAMATH )ss.

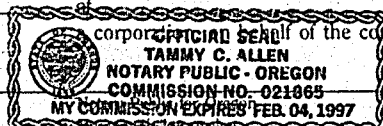
The foregoing instrument was acknowledged before me this 15TH day of FEBRUARY 19 94 by LOYD W. SMITH AND LILLY FLORENCE SMITH

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ and by \_\_\_\_\_

Notary Public for Oregon  
My commission expires: 2/4/97



After recording return to:

MR. AND MRS. RICK RUFF  
603 ELDORADO PLACE  
KISSIMMEE, FL 34758  
NAME, ADDRESS, ZIP

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

MR. AND MRS. RICK RUFF  
603 ELDORADO PLACE  
KISSIMMEE, FL 34758

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co

on this 17th day of Feb A.D., 19 94  
at 10:89 o'clock A M. and duly recorded  
in Vol. M94 of Deeds Page 5300

Evelyn Biehn, County Clerk

By Evelyn Biehn Deputy.

Fec. \$30.00