

83884

07-06-94P03:34 RCVD
WARRANTY DEED

Vol. 194 Page 20988



ATE #02041726

AFTER RECORDING RETURN TO:
MR. & MRS. JOE RUFF2245 Hughes
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RAYMOND G. FRITCHEY and MERIL B. FRITCHEY, not as tenants in common but with full rights of survivorship, hereinafter called GRANTOR(S), convey(s) to JOE D. RUFF and JAYNE M. RUFF, M. husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 13, Block 10, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3803-28DC Tax Lot 7800

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$119,000.00

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of July, 1994.

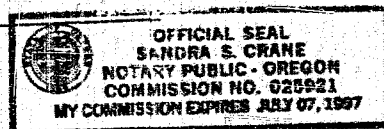
Raymond G. Fritchey
RAYMOND G. FRITCHEY

Meril B. Fritchey
MERIL B. FRITCHEY

STATE OF OREGON, County of Klamath)ss.

On July 5th, 1994, personally appeared the above named RAYMOND G. FRITCHEY and MERIL B. FRITCHEY acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Sandra S. Crane
Notary Public for Oregon
My Commission Expires: 7/7/97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 6th day of July A.D. 19 94 at 3:34 o'clock P. M. and duly recorded in Vol. M94 of Deeds on Page 20988

FEE \$30.00

Evelyn Biehn - County Clerk
By Douglas G. Henderson