



WARRANTY DEED

#03042939

AFTER RECORDING RETURN TO:

MARTIN E. RUDDOCK
 IRENE E. RUDDOCK
 2250 PINE GROVE ROAD
 KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

DARRELL L. RITCHEY, hereinafter called GRANTOR(S), convey(s) to MARTIN E. RUDDOCK and IRENE E. RUDDOCK, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

A portion of Lot 9, JUNCTION ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies South 71 degrees 21' East along the Southerly right of way of the Klamath Falls-Lakeview Highway 90 feet from the Northwest corner of Lot 9, Junction Acres, which is the point of beginning and running thence Northwesterly 90 feet to the Northwest corner of said Lot 9; thence Southerly along the West line of said Lot 9, 168 feet; thence Easterly at right angles to said West line, 133 feet to a point; thence Northwesterly to the point of beginning.

CODE 9 MAP 3910-7A0 TL 1400

"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, contracts and/or liens for irrigation and/or drainage,

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

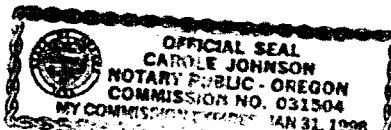
The true and actual consideration for this transfer is \$12,500.00.

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 22nd day of February, 1995.


 DARRELL L. RITCHEY

STATE OF OREGON)
) ss.
 County of Klamath)



The foregoing instrument was acknowledged before me this 22nd day of February, 1995, by DARRELL L. RITCHEY.

Before me: 
 Notary Public for Oregon
 My Commission Expires: January 31, 1998

By Daniel Mulino

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