

19389

WARRANTY DEED

Vol. 196 Page 16703

KNOW ALL MEN BY THESE PRESENTS, That WESLEY C. RIDGLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit: ***** WESLEY C. RIDGLEY AND ELAINE C. RIDGLEY, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE RIDGLEY LOVING TRUST DATED MAY 31, 1996, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the 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, stated in terms of dollars, is \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (Indicate by check: () If the sentence between the symbols is not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31ST day of MAY, 19 96, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.930.

WESLEY C. RIDGLEY

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on MAY 31, 19 96, by WESLEY C. RIDGLEY

This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____



OFFICIAL SEAL
JAMES H. SMITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 047066
MY COMMISSION EXPIRES OCT. 31, 1999

JAMES H. SMITH

Notary Public for Oregon

My commission expires 10/31/99

WESLEY C. RIDGLEY
4769 WEYERHAEUSER
KLAMATH FALLS, OR 97601
WESLEY C. RIDGLEY & ELAINE C. RIDGLEY
UNDER THE RIDGLEY LOVING TRUST U/T/D 5/31/96
4769 WEYERHAEUSER
KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

JAMES H. SMITH, ESQ.
711 BENNETT AVE.
MEDFORD, OR 97504

Until requested otherwise send all tax statements to: (Name, Address, Zip):

WESLEY C. & ELAINE C. RIDGLEY
4769 WEYERHAEUSER
KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

EXHIBIT "A"

A parcel of land situate in the NE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of the vacated portions of West Klamath, said portion being described as follows:

Beginning at a point in the centerline of the alley running through Block 31 of said map of West Klamath, being the intersection of the Northeasterly extension of the Northerly line of Lot 3 in said Block 31 with the centerline of said alley; thence from said point of beginning Southwesterly along said Northeasterly extension of said Northerly line to and along said Northerly line and the Southwesterly extension thereof South 73° 02' West, 150.00 feet to the intersection of last mentioned line with the centerline of Second Street as shown on said map; thence along said centerline of Second Street South 16° 58' East, 300.00 feet to the intersection of said centerline with the Northeasterly extension of the Southerly line of Lot 13; Block 28 of said map of West Klamath; thence Southwesterly along said Northeasterly extension to and along the Southerly line of said Lot 13 and the Southwesterly extension thereof South 73° 02' West, 150.00 feet to the intersection of last mentioned line with the centerline of the alley running through said Block 28; thence along last mentioned centerline North 16° 58' West, 150.00 feet to the intersection of said centerline with the Northeasterly extension of the Northerly line of Lot 6 in said Block 28, said intersection being also the most Northerly corner of that certain parcel of land conveyed to O'Neil Moseley, et ux., by deed recorded in Volume M74 at page 8343, Microfilm Records of Klamath County, Oregon; thence along the Northerly line of last mentioned parcel of land South 73° 02' West, 120.00 feet to the most Westerly corner of last mentioned parcel of land on the Easterly line of Third Street as shown on said map of West Klamath; thence along said Easterly line of Third Street North 16° 58' West, 272.00 feet; thence leave last mentioned line and run Easterly in a straight line to the point of beginning.

SUBJECT TO

(1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Plevna District Improvement Company.

(2) Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

~~(3) Grant of right of way for installation of two anchors and guys on the North 12 feet of vacated Lots 3, 4, 5, 6, 7, 8 and 9, Block 40 West Klamath Addition, SE 1/4 NE 1/4 Section 13, Township 38 South, Range 9 East of the Willamette Meridian, from R. A. Davis and Esther Davis to Pacific Power and Light Company, dated December 31, 1963, recorded December 31, 1963 in Book 350 at page 234, Deed Records.~~

(4) An easement created by instrument, including the terms and provisions thereof, dated September 25, 1968, recorded September 27, 1968 in Book M68, Page 8812, in favor of Richard L. Zwiener and Dorothy R. Zwiener for a non-exclusive easement for roadway purposes for W 1/2 vacated Second Street and appurtenant to Lots 3-10, Block 31.

(5) Contract, including the terms and provisions thereof, dated March 8, 1979, recorded March 9, 1979 in Book M79, page 5447 wherein Harold E. Brown and Cheryl C. Brown, husband and wife, are the vendors, and Louis C. Gilder is the vendee. Seller will pay this debt. *MB*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James H Smith the 7th day
of June A.D., 1996 at 10:45 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 16703

FEE \$35.00

By Bernetha G. Letsch, County Clerk