

41311

MTC 41772-MS  
WARRANTY DEED

Vol. M97 Page 22829

IRWIN O. CONE and GWENDOLYN M. CONE, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
LEROY T. RUBIDOUX and CAROLYN JUNE RUBIDOUX, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

LOT 10 IN BLOCK 3 OF IRISH BEND, TRACT NO. 1065, TOGETHER WITH AN  
UNDIVIDED 1/90TH INTEREST IN LOT 12, BLOCK 4 OF SAID IRISH BEND, TRACT  
NO. 1065, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF  
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

97 JUL 18 P 3:41  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said 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.

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.

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

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 742, CHILOQUIN, OR 97624

Dated this 17th day of July, 1997.

Irwin O. Cone  
IRWIN O. CONE

Gwendolyn M. Cone  
GWENDOLYN M. CONE

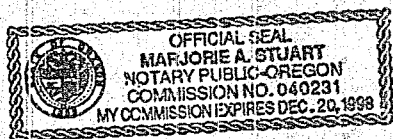
STATE OF Oregon

SS. July 17 19 97

COUNTY OF Klamath

Personally appeared the above named Irwin O. Cone and Gwendolyn M. Cone

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart  
Notary Public for Oregon  
My commission expires 12-20-98

ESCROW NO. MT41772-MS

Return to:  
LEROY T. RUBIDOUX  
P.O. BOX 742  
CHILOQUIN, OR 97624

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 18th day of July A.D., 1997  
at 3:41 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 22829

Bernetha G. Letsch, County Clerk

By Kathleen Rose  
Fec. \$30.00 Deputy.