



67805

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98 OCT 14 P3:07

# STATUTORY WARRANTY DEED

DAVID A. RUDDOCK AND JOHN S. RUDDOCK

conveys and warrants to JOHN S. RUDDOCK Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

LOT 9 IN BLOCK 3 OF BAILEY TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE SOUTHERLY 2.5 FEET THEREOF, TOGETHER WITH THE W1/2 OF VACATED RONALD STREET ADJACENT TO THE HEREIN DESCRIBED PROPERTY.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ N/A (Here comply with the requirements of ORS 93.020)

Dated this 06 day of October 19 98

David A. Ruddock

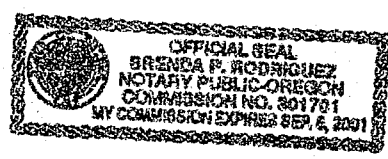
John S. Ruddock

STATE OF OREGON  
County of Klamath } ss.

BE IT REMEMBERED, That on this 6th day of October 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DAVID A. RUDDOCK and John S. Ruddock

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Bernetha G. Leisch  
Notary Public for Oregon.  
My Commission expires 9-6-01

Title Order No. K-52932  
Escrow No. K52932D

After recording return to:  
JOHN RUDDOCK  
2617 HOMEDALE ROAD  
KLAMATH FALLS, OR 97603  
Name, Address, Zip  
Until a change is requested all tax statement shall be sent to the following address.  
JOHN RUDDOCK  
2617 HOMEDALE ROAD  
KLAMATH FALLS, OR 97603  
Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.  
Filed for record at request of:  
First American Title  
on this 14th day of October A.D. 1998  
at 3:07 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 37717  
Bernetha G. Leisch, County Clerk  
By Kathleen Rossi  
Fee, \$30.00 Deputy.