

67963

98 OCT 15 P3:31

MTC 410064-MG
WARRANTY DEED VOL M98 Page 37867

JUANITA M. HALL,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 MICHAEL A. RUDDOCK BARBARA A. RUDDOCK, as tenants by the entirety
 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
 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 \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4731 BISBEE STREET KLAMATH FALLS OR 97603

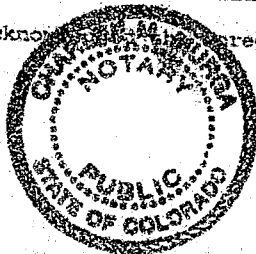
Dated this 12 day of October, 1998

Juanita M. Hall
 JUANITA M. HALL

STATE OF Colorado
 COUNTY OF El Paso ss. October 12 19 98

Personally appeared the above named Juanita M. Hall

and acknowledged foregoing instrument to be her voluntary act.



(seal)

Before me:

Charlie M. Murga
 Notary Public for Colorado
 My commission expires 12/06/2000

ESCROW NO. MT45064-MG

Return to:

MICHAEL A. RUDDOCK
 4731 BISBEE STREET
 KLAMATH FALLS OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

37868

PARCEL 1:

A parcel of land situate in Lots 1 and 2 in Block 5 of SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin bearing South 0 degrees 25' East a distance of 475 feet from the Northwest corner of Lot 1, Block 5, SECOND ADDITION TO ALTAMONT ACRES, and the true point of beginning of this description; thence South 0 degrees 25' East a distance of 75 feet; thence North 79 degrees 45' East 506.6 feet to a stake; thence South 88 degrees 52' East to the Easterly line of said Lot 2; thence North 0 degrees 12' West along said Easterly boundary of said Lot 2 a distance of 25.01 feet; thence North 88 degrees 52' West along a line parallel to the Northerly boundary line of said Block 5 to the point of beginning.

ALSO, that tract of land in Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, East of the U.S.R.S. Drain, which lies South of the tract described in Volume 115, page 107, Deed Records of Klamath County, Oregon, and North of the tract described in Volume 135, page 57, Deed Records of Klamath County, Oregon, said tract being a portion of Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the USBR C-1 Drain Canal.

PARCEL 2:

The land lying South of that tract described in Volume 115, page 107, Deed Records of Klamath County, Oregon, West of the U.S.R.S. Drain, and North of the following described line:

Beginning at an iron pin on the East right of way line of Bisbee Street, which lies South 0 degrees 25' East along the center line of Bisbee Street a distance of 570 feet and South 88 degrees 52' East a distance of 20 feet from the point on the North section line of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, where the center line of Bisbee Street intersects the said section line and running thence; South 88 degrees 52' East a distance of 110 feet more or less, the Northerly right of way line of the U.S.R.S. Drain, said tract being a portion of Lots 1 and 2 of Block 5, SECOND ADDITION TO ALTAMONT ACRES.

ALSO, that tract of land in Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, East of the U.S.R.S Drain, which lies South of the tract described in Volume 115, page 107, Deed Records of Klamath County, Oregon, and North of the tract described in Volume 135, page 57, Deed Records of Klamath County, Oregon, said tract being a portion of Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 15th day
of October A.D., 19 98 at 3:31 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 37867

FEE \$35.00

By Bernetha G. Leisch County Clerk
Kathleen Ross