

02 APR 29 AM 10:50

CE 3560

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Until a change is requested, all tax statements shall be sent to the following address: _____

State of Oregon, County of Klamath
Recorded 04/29/2002 10:50 a m.
Vol M02, Pg 24921-22
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2
2000 NS

WARRANTY DEED

FRED L. RUECK and HELEN DANIELLE RUECK, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto SAMUEL L. ELLIS and CAROLYN J. ELLIS, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Commencing at the Southwest corner of the North one-half Northeast one-quarter Northeast one-quarter of Section 10, Township 39 South, Range 11 East of the Willamette Meridian; thence East parallel with the South line of said Section 528 feet; thence North, at right angles 165 feet; thence West, parallel to the South line of said Section 528 feet; thence South 165 feet to the place of beginning.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

(2) Any unpaid charges or assessments of Horsefly Irrigation District.

(3) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

(4) Oil and mining lease and assignment executed by William R. Irwin, to Walter West, Trustee, dated December 30, 1925, recorded October 24, 1928, in Deed Volume 82, page 430, records of Klamath County, Oregon.

(5) Reservations and restrictions in deed executed by William Irwin, a single man, to H. E. Oberheide and Aline Oberheide, his wife, dated May 12, 1941, recorded May 12, 1941, in Deed Volume 137, page 554, records of Klamath County, Oregon, as follows: "Reserving unto grantor the perpetual right of way and easement for the drain ditch along the Southerly line of said premises. Subject to County Roads if any affecting said property."

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and

Return + Tax statements
Charles Master
4027 Monrovia Way
Klamath Falls, OR 97603

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parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

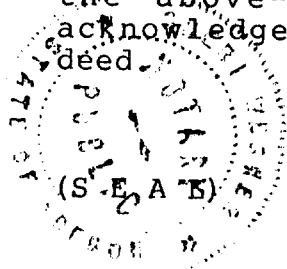
The true and actual consideration paid for this transfer is \$54,500.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 10 day of March, 1981.

Fred L. Rueck
Helen Danielle Rueck

STATE OF OREGON)
)ss.
County of Klamath)

Before me this 10 day of March, 1981, personally appeared the above-named FRED L. RUECK and HELEN DANIELLE RUECK, and acknowledged the foregoing instrument to be their voluntary act and deed.



[Signature]
Notary Public for Oregon
My Commission Expires: 8-5-83