

02 OCT 22 PM 2:55



WARRANTY DEED

State of Oregon, County of Klamath
Recorded 10/22/2002 2:55p m.
Vol M02, Pg 60270-71
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

AFTER RECORDING RETURN TO:
EDWARD A. MIRANDA
BERNADETTE A. MIRANDA
26408 Rocky Pt. Rd.
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOHN A. RUGER and ALICE F. RUGER, husband and wife, hereinafter
called GRANTOR(S), convey(s) to EDWARD A. MIRANDA, and
BERNADETTE A. MIRANDA, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$4,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 13th day of December, 1996.

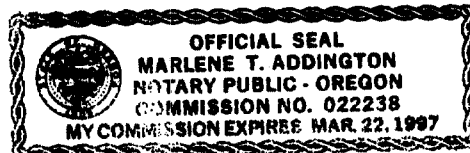
John A. Ruger
JOHN A. RUGER

Alice F. Ruger
ALICE F. RUGER

STATE OF OREGON, County of Klamath)ss.

On December 27, 1996, personally appeared JOHN A. RUGER and
ALICE F. RUGER who acknowledged the foregoing instrument to be
their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97



26A

Exhibit A

A Tract of land situated in the NE 1/4 SW 1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and described as follows:

Starting from the Northwest corner NE 1/4 SW 1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89° 50' East a distance of 596.39 feet; thence South a distance of 298.09 feet to an iron pin, the point of beginning; thence South 4° 15' 11" West a distance of 75.38 feet to an iron pin; thence South 59° 57' 05" East a distance of 104.48 feet to an iron pin; thence Northerly on the Westerly side of the County Road along a curve left having a radius of 543 feet, a distance of 90 feet to an iron pin; thence North 69° 26' 53" West a distance of 131.65 feet, more or less, to the point of beginning.