

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



01c KENNETH RUFF
3770 CENTURY DR
CAMPBELL CA 95008

Grantor's Name and Address

JOYCE E HONG

2422 WIARD ST

KLAMATH FALLS OR 97603

Grantee's Name and Address

State Of Oregon, County Of Klamath

M05-62575

08/23/2005 01:35:42 PM

Of Pages 1

Fee: \$21.00

After recording, return to (Name, Address, Zip):

JOYCE E HONG

2422 WIARD ST

KLAMATH FALLS OR 97603

SPAC

REC:

Until requested otherwise, send all tax statements to (Name, Address, Zip):

JOYCE E HONG

2422 WIARD ST

KLAMATH FALLS OR 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that KENNETH RUFF

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOYCE E HONG

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 1, BLOCK 58, FIFTH ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, BASEMENTS, RESTRICTIONS, RIGHTS RIGHT OF WAY AND ALL MATTERS APPEARING OF RECORD

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6501.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 8/23/05; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 8-23-05 ss.

by Kenneth Ruff

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL
STEPHANIE C. EMARD-McVEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 361930
MY COMMISSION EXPIRES OCT. 9, 2006

Stephanie C. Emard-McVey
Notary Public for Oregon
My commission expires 10-09-2006

21