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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

M05-71336

Klamath County, Oregon

12/19/2005 01:20:14 PM

Pages 1 Fee: \$21.00

~~Martin E. Ruddock Irene E. Ruddock~~~~2250 Pine Grove Road~~~~Klamath Falls, Oregon 97601~~

Grantor's Name and Address

~~Allan Ruddock~~

Grantee's Name and Address

Sf

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

~~Allan Ruddock~~~~8046 Hwy 140~~~~Klamath Falls, OR 97603~~

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

~~Allan Ruddock~~~~8046 Hwy 140~~~~Klamath Falls, OR 97603~~**QUITCLAIM DEED**KNOW ALL BY THESE PRESENTS that ~~Martin E. Ruddock, Irene E. Ruddock, husband and wife,~~

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

~~Allan Ruddock~~ hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in 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:

A portion of Lot 9, JUNCTION ACRES, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point which lies South 71 degrees 21' East along the Southerly right of way of the Klamath Falls-Lakeview Highway 90 feet from the Northwest corner of Lot 9, Junction Acres, which is the point of beginning and running thence Northwesterly 90 feet to the Northwest corner of said Lot 9: thence Southerly along the West Line of said Lot 9, 168 feet: thence Easterly at right angles to said West Line, 133 feet to a point; thence Northwesterly to the point of beginning. TOGETHER WITH: A tract of land situated in Lot 9, "JUNCTION ACRES" a subdivision filed in Klamath County, Oregon, said tract being more particularly described as follows: Beginning at the Northeast Corner of a parcel of land described in Volume M-95 at page 3874 of Deed Records of Klamath County; thence S71° 21' E along the southerly right of way line of the Klamath Falls-Lakeview Highway, 50.54 feet; thence southerly, 122.94 feet more or less to the Southeast Corner of said parcel; thence northwesterly on the East Line of said parcel, 147.08 feet more or less to the point of beginning containing 0.07 acres more or less.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$19,995.^{00/100}. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (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 Dec 19, 2005; 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.

Martin E. RuddockIrene E. RuddockIrene E. Ruddock

OFFICIAL SEAL
KAREN RIGO
NOTARY PUBLIC - OREGON
COMMISSION NO. 361583
MY COMMISSION EXPIRES SEPTEMBER 24, 2006

This instrument was acknowledged before me on December 19 2005This instrument was acknowledged before me on December 19 2005

OFFICIAL SEAL
KAREN RIGO
NOTARY PUBLIC - OREGON
COMMISSION NO. 361583
MY COMMISSION EXPIRES SEPTEMBER 24, 2006

Karen Rigo

Notary Public for Oregon

My commission expires September 24 2006

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