# 01036093

Vol.mal Page 3308

WARRANTY DEED

AFTER RECORDING RETURN TO: DANNY L. RUTLEDGE and DEENA L. RUTLEDGE 5316 Valley View Lane Klamath Falls, OR.

ben

TITLE & ESCROW, INC.

26209

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

PATRICK C. CHERRY and JOANNA M. CHERRY, husband and wife, hereinafter called GRANTOR(S), convey(s) to DANNY L. RUTLEDGE and DEENA L. RUTLEDGE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 12 in Block 3 of GREEN ACRES, in the County of Klamath, State of Oregon.

Code 7, Map 3908-100, Tax Lot 2800. DYR NUL "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 covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Conditions and Restrictions as shown on the recorded plat of Green Acres. Declaration of Conditions and Restrictions recorded July 24, 2) 1970 in Book M-70, page 6147. 3) Two Easements, including the terms and provisions thereof, recorded October 26, 1946 in Book 107, page 413 and recorded March 31, 1950 in Book 237, page 641. 4) Articles of Incorporation of Green Acres Improvement District recorded August 21, 1972 in Book M-72, page 9367. 5)

Trust Deed, including the terms and provisions thereof, recorded December 9, 1988 in Book M-88, page 20979, in favor of Clyde I. Magill and Loreen M. Magill, husband and wife, which Trust Deed the Grantees herein agree to assume and pay according to the terms contained therein.,

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 \$90.000.00.

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 6th day of February, 1991.

PATRICK C. CHERRY Charry 4

0

Janna M Cherri TOANNA M. CHERRY

STATE OF DREGON, County of Klamath)ss. 2

dn this day of February, 1991, personally appeared the boxe mand PATRICK C. CHERRY and JOANNA M. CHERRY and acknowledged the foregoing instrument to be their voluntary act and deed.

Charlotte Horez Before me: Notary Public for Oregon My Commission Expires: March 22, 1993. 9-20-93

IL ON SLOPS

26:09 3309

.

**,** - 2 -

UARRANTY DEED

<u> A</u> Astaly Ngali 4DSF S SIG 

APTER RECORDEDING RETURN TO: GARAY L. SULLOS AND GARAY L. SULLOS AND COLOR L. SULLOS COLOR AND AND AND

STATE OF OREGON: COUNTY OF KLAMATH: SS.

<u>(с 42 ол мал. 77 () 7.0805 с. .</u> Улявил н. акиала

Filed	for record at reque		Aspen Title		the		dav
of	Feb.	<u> </u>	at 3:23	_ o'clockP_M., and d	luly recorded in Vo	I. <u>M91</u>	
		of	Deeds	on Page330			
FEE	\$33.00			Evelyn Biehn By <u>Qaulu</u>	- County Clerk	lare	
						- 14	

to: 12 -- Stock 5 of SREEN.ACRES. Th the County of Klamath, .cogarê îş rêşr

.cos /, 21/ 1992-1091 Tau Loi 2800.

THERE INCLUSING VIEW NOT ALLOW USE OF THE PROPERTY DISCOULDED IN THE TRANSPORT WILL NOT ALLOW OUT OF THE FRONTENE DATA AND THE CARTERRENT OF VIOLATION OF APPLICABLE LAND WELLLAGE AND ACCHATIONE. STRUCK SIGUING OR ACCEPTING THIS INSTRUCT. (N TECTOR ACOULTING FECTIFIES TO THE PROPERTY SHOULD COFEE OFF. (N APPRODUCTING COURTY PLANNING DEPARTNENT 10 VINITY \*.2000 00V09-64

and coverant(a) that granter is the owner of the above dood is of property free of all anounbrances everpt: 1) Conditions and perificients as shown on the recorded plat of freen Acres. 2) sector from of bolditions and Restrictions recorded July 24. 1976 in doob 3 70, appe 5147. 3) lue facements, including the tores and rescisions thereof, recorded October 26, 1946 in Book 101, suit and recorded March 31, 1950 in Book 237, page 541. differentiat of Incorporation of Green Acres (approximate) intervite recorded August 21, 1972 in Book K-21, page 2767. 5) intervite recorded in Book K-82, page 20972, in favor of thy destriction of an Book K-82, page 20972, in favor of the sector for the Hagill, hyphend and wife, which from the the frances berein apreciate actions and pay according to the barre contained therein.

L'aforesta postatese contes

and will vericat and defend the save spainet all persons who were level the sevence of a sevence of a starty start the pane.

the side and actual consideration for this transfer is 100.000.00%

in eac treing this depd and where the context is required. the singular includion of the singular is the singular includion of the singular is the single of the single of

in vitkess knowers, the granter has executed this inclusers, this inclusers, this inclusers,

coship of Klassihles

day of Yobruary, 1991, personally appeared the DES YARDICK OF CHERRY and JOANNA H. CHERRY and <u>.</u> ( Service she foresaing instrument to be their voluntary act

> astere and <u>Strang Works (Northern</u>) Starty Dabits throngrages By Clarteret Stranger 89 C. Selecton Cryters French 22, 1993. St. 40 98

San Start 

12510

**...** 

• e. e.

Sector 2

د الدارد. روبان