



WARRANTY DEED

02038524

AFTER RECORDING RETURN TO:
ANDREW F. RUTZ
SANDRA B. RUTZ
3533 Madison Street
Klamath Falls, OR 97603

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

NELLIE R. GLASSBROOK hereinafter called GRANTOR(S), convey(s) to
ANDREW F. RUTZ AND SANDRA B. RUTZ, HUSBAND AND WIFE hereinafter
called GRANTEE(S), all that real property situated in the
County of KLAMATH, State of Oregon, described as:

Lot 35, GRACE PARK, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-12BC II 2800

"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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land.

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
\$40,000.00.

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 11th day of August, 1992.

Nellie R. Glassbrook
NELLIE R. GLASSBROOK

STATE OF OREGON, County of KLAMATH)ss.

August 12, 1992

Personally appeared the above named NELLIE R. GLASSBROOK and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me, Sandra Handwerker
Notary Public for OREGON
My Commission Expires: 7/23/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
of Aug. A.D. 19 92 at 2:58 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 18072.

Evelyn Biehn County Clerk

By Pauline J. Miller

FEE \$30.00