

1975

06-23-95P03:29 RCVD

Vol. 1195 Page 16557WARRANTY DEED STATE OF OREGON.  
County of Klamath ss.

#03043362

AFTER RECORDING RETURN TO:

DANNY L. RUTLEDGE  
DEENA L. RUTLEDGE  
5316 VALLEY VIEW LANE  
KLAMATH FALLS, OR 97603

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

Filed for record at request of:

Aspen Title & Escrow  
on this 23rd day of June A.D. 19 95  
at 3:29 o'clock P. M. and duly recorded  
in Vol. M95 of Deeds Page 16557  
Bernetha G. Letsch County Clerk  
By [Signature] Deputy.

Fee. \$30.00

FREDDIE D. FOSTER and LEITHA K. FOSTER, 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 11, block 3, Tract 1016, GREEN ACRES, in the County of  
Klamath, State of Oregon.

Code 7 Map 3908-1DO TL 2700

"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  
\$8,500.00.

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 19th day of June, 1995.

[Signature]  
FREDDIE D. FOSTER

[Signature]  
LEITHA K. FOSTER

STATE OF OREGON )

County of JOSEPHINE )

) ss.

The foregoing instrument was acknowledged before me this 21<sup>st</sup>  
day of June, 1995, by FREDDIE D. FOSTER and LEITHA K. FOSTER.

Before me: JANEEN L. MOORE

Notary Public for Oregon

My Commission Expires: AUG 2, 1996