

WARRANTY DEED

NTC 35641 DS

JEANETTE HIATT and RACHEL RASDAL, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey to DAVID RUTLEDGE, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 45, Block 3, Tract No. 1017 MOUNTAIN LAKE HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said 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.

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.

The true and actual consideration for this conveyance is \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1475 BAILEY HILL RD, EUGENE, OR 97402

Dated this 15 day of Aug., 1995

Jeanette Hiatt
JEANETTE HIATT

Rachel Rasdal
RACHEL RASDAL

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. Aug 15 19 95
COUNTY OF Klamath

Personally appeared the above named Jeanette Hiatt + Rachel Rasdal
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Return to:
DAVID RUTLEDGE
1475 BAILEY HILL RD
EUGENE, OR 97402

Before me:

Dawn SchoolerNotary Public for OregonMy commission expires 8/20/95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day
of Aug A.D., 19 95 at 3:50 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 22402.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch