

## WARRANTY DEED

MT39884MS  
 SAMUEL A. RUTLEDGE and SHIRLEY A. RUTLEDGE, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 JAMES R. FINE and ROLINDA A. FINE, husband and wife,  
 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:

LOTS 12 AND 13 MOYINA, 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 \$ 63,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 1505 PATTERSON, KLAMATH FALLS, OR 97603

Dated this 4th day of December, 19 96

Samuel A. Rutledge  
 SAMUEL A. RUTLEDGE

Shirley A. Rutledge  
 SHIRLEY A. RUTLEDGE

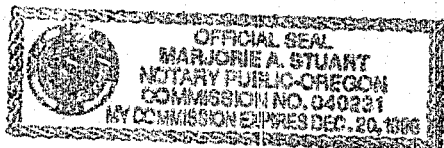
STATE OF Oregon

COUNTY OF Klamath

SS. December 4 19 96

Personally appeared the above named Samuel A. Rutledge and Shirley A.  
 Rutledge

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Margaret Stuart  
 Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT39884-MS

Return to:

JAMES R. FINE  
 1505 PATTERSON  
 KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day  
 of December A.D., 1996 at 3:30 o'clock P. M., and duly recorded in Vol. 1796  
 of Deeds on Page 38014.

FEE \$30.00

Bernetha G. Letsch County Clerk  
 By Kathleen Ryan