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'98 MAY 22 P1:06

MTC 44562-MS Vol. 1798 Page 17467
WARRANTY DEED

WILLIAM R. RUTLEDGE and MARY L. RUTLEDGE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN H. BUCKLES and KATHERINE S. BUCKLES, as tenants by the entirety,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 150,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4552 NEWMAN AVENUE, CYPRESS, CA 90630

Dated this 14th day of May, 19 98

William R. Rutledge
WILLIAM R. RUTLEDGE

Mary L. Rutledge
MARY L. RUTLEDGE

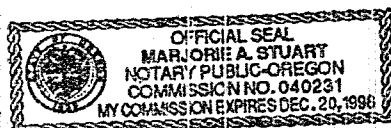
STATE OF Oregon

SS. May 14 19 98

COUNTY OF Klamath

Personally appeared the above named William R. Rutledge and Mary L.
Rutledge

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MI44562-MS

Return to:

JOHN H. BUCKLES
4552 NEWMAN AVENUE
CYPRESS, CA 90630

17468

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 SE/14 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the 5/8 inch iron pin marking the East one-fourth corner of said Section 9; thence South 00 degrees 08' West along the East line of said Section 9 a distance of 30.00 feet; thence North 89 degrees 55' West a distance of 268.71 feet; thence South 00 degrees 08' West parallel with the East line of said Section 9 a distance of 192.02 feet to a one-half inch iron pin on the true point of beginning of this description; thence continuing South 00 degrees 08' West a distance of 193.00 feet to a one-half inch iron pin; thence North 89 degrees 52' West a distance of 226.00 feet to a one-half inch iron pin; thence North 00 degrees 08' East parallel with the East line of said Section 9 a distance of 193.00 feet to a one-half inch iron pin; thence South 89 degrees 52' East a distance of 226.0 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
of May A.D., 19 98 at 1:06 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 17467

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross