58717 STATE OF OREGON COUNTY OF KLAMATH

K-51779-D

Vol. M98 Page

WARRANTY DEED

CHAD W. AREY AND LORI R. AREY, HUSBAND AND WIFE (herein referred to as Grantor, whether one or more).

WILLIAM R. RUTLEDGE AND MARY L. RUTLEDGE, HUSBAND AND WIFE

(herein referred to as Grantee, whether one or more), the following described real property free of encumbrances

LOT 26, COLLIER LANE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; including memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: R874153

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulation. 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.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises; that they are free from all encumbrances except as described herein, and that he will warrant and

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all

The true consideration for this conveyance is \$ 239,000.00 (Here comply with the requirements of ORS 93.030)

| Dated this 28th day of MAY | , |
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| Lori Gally by Crobest | on much. a. Of t |
| Hraziano as Attorney a fact LORI R. AREX Grantor | Chad Warry by Robert |
| LORI R. AREX Grantor | Grayer as Ottomayin Fact. CHAD W. AREY—Grantor |
| | CHAD W. AREY—Grantor |
| STATE OF MA ISS. 1 . COMPS | |

plymouth COUNTY OF

Personally appeared the above named CHAD W. AREY and acknowledged the foregoing instrument to be their devices,

Before me:

Notary Public for My commission expires: STATE OF MASIACH USE HA plymouth COUNTY OF

CLARE L. ARMSTRONG NOTARY PUBLIC **}**ss. My Coronission Expires Nev. 28, 2004

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Robert GRAZiano as attervey in the of Retocation Personally appeared the above named LORI R. AREY and acknowledged the foregoing instrument to be their sections

Notary Public for My commission expires:

CLARE L. ARMSTRONG NOTARY PUBLIC My Commission Expine Nov. 26, 2004

Grantor's Address

Grantee's Name and Address

After recording return to: & taxes to: (Name, Address, Zip) William R. Rutledge and Mary L. Rutledge 3845 Collier Lane Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: (Name, Address, Zip)

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| Bernetha G. Letsch, County Clerk |
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