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Parcel ID No. R215626

WARRANTY DEED

THIS WARRANTY DEED made this 27th day of September, 2000, by KEITH RUTHENBERG and wife, FRANKIE LEE RUTHENBURG of 6135 North Lagoon Drive, Suite 103, Panama City Beach, Florida 32408 (the "Grantors"), to KEITH RUTHENBERG, as Trustee of the KEITH RUTHENBURG REVOCABLE LIVING TRUST dated September 27, 2000, (the "Grantee"), of 6135 North Lagoon Drive, Suite 103, Panama City Beach, Florida 32408;

W I T N E S S E T H:

THAT THE GRANTORS, for and in consideration, of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell and convey unto the Grantee, including the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations as the case may be, all that certain lands situate in Klamath County, Oregon, to wit:

PLEASE SEE ATTACHED EXHIBIT "A".

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTORS hereby covenant with said Grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments for the year of 2000. The true and actual consideration for this transfer is for \$10.00 and love and affection as the Deed is made for estate planning purposes.

THERE IS HEREBY GRANTED TO THE GRANTEE, in addition to those powers conferred by law, the following powers to be exercised without authority from any court and in the Grantee's sole and

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absolute discretion, to deal with any and all property conveyed herein:

A. To retain such property regardless of whether it is of the class or diversification authorized by law for the investment of trust funds, and to abandon such property or any interest in it as may be deemed advisable.

B. To sell any such property or any interest (including undivided interests) therein, at such times and upon such terms and conditions including credit, as may be deemed advisable at public or private sale, and to exchange, grant options on or easements in or on the property or otherwise dispose of such property as may be deemed advisable.

C. To enter into a lease for any purpose as lessor of the property for such period of time and to grant such options for renewal or purchase as may be deemed advisable.

D. To borrow money from any lender as may be necessary to pay taxes or for such other purposes as may be deemed advisable, and to give notes or bonds for the sums borrowed and to encumber, mortgage or pledge any property granted hereunder to secure repayment of such notes or bonds.

E. To abandon, compromise, arbitrate or otherwise deal with and settle claims in favor of or against the property as may be deemed advisable.

F. To exercise all of the powers and discretions granted herein, even after the termination of any trust under which this property is granted, until the final distribution of all property conveyed herein.

G. To do all such acts and exercise all such rights and privileges, although not specifically listed hereunder, which the Grantee deems necessary or advisable for the proper and advantageous management, investment and distribution of the property conveyed herein, and to make, execute and deliver any instruments or agreements binding the Grantee with respect to the property conveyed hereby.

IN WITNESS WHEREOF the Grantors have caused these presents to be executed in their name the day and year first above written.

Signed, sealed and delivered in the presence of:

Edward A. Hutchison, Jr.
EDWARD A. HUTCHISON, JR.
PRINTED NAME OF WITNESS

Annette E. Cannon
ANNETTE E. CANNON
PRINTED NAME OF WITNESS

Edward A. Hutchison, Jr.
EDWARD A. HUTCHISON, JR.
PRINTED NAME OF WITNESS

Annette E. Cannon
ANNETTE E. CANNON
PRINTED NAME OF WITNESS

Keith Ruthenberg
KEITH RUTHENBERG

Frankie L. Ruthenberg
FRANKIE L. RUTHENBERG

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 27th day of September, 2000, by KEITH RUTHENBERG, who is personally known to me or (notary **must** check applicable box):

- ☐ produced a current Florida driver's license as identification, License Nos. _____.
- ☐ produced _____ as identification.

(NOTARY SEAL)



Kellie J. Brown
KELLIE J. BROWN
(Print Name of Notary)
Notary Public
Serial # CC761453
My Commission Expires: 9-17-02

RF

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 27th day of September, 2000, by FRANKIE L. RUTHENBERG, who is personally known to me or (notary must check applicable box):

- ☐ produced a current Florida driver's license as identification, License Nos. _____.
- ☐ produced _____ as identification.



Kellie J. Brown
KELLIE J. BROWN
(Print Name of Notary)
Notary Public
Serial # CC 761453
My Commission Expires: 9-17-02

THIS DOCUMENT PREPARED BY:
Keith Ruthenberg
6135 North Lagoon Drive, Suite 103
Panama City Beach, Florida 32408
(850) 234-5669

Rx: Nutchism, Jr. Esq.
PO Box 70
Panama City, Florida 32402

(Signature)

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EXHIBIT "A"

The Easterly 85 feet of Lots 4 and 5, Block 23, HILLSIDE ADDITION TO
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject to water and sewer line easement across the North 10 feet of
said Lot 4.

State of Oregon, County of Klamath
Recorded 10/06/00, at 2:18 p. m.
In Vol. M00 Page 36645
Linda Smith,
County Clerk Fee\$ 4.00