

'01 DEC 7 PM 3:17

mtc SS397-MS
WARRANTY DEED

Vol M01 Page 62603

JOAN M. TRAVER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

WILLIAM C. RUTLER and BEVERLY RUTLER, 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:

LOT 4 IN BLOCK 6 OF KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3907-036A0-02300-000

490212

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 \$ 59,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 600 E. School Way, Redwood Valley, CA 95470

Dated this 7th day of December, 2001

Joan M Traver
JOAN M. TRAVER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 7, 2001 by JOAN M. TRAVER.

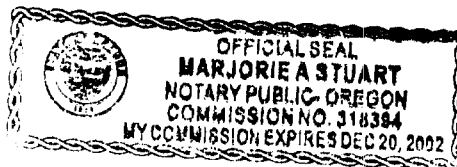
Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT55397-MS

Return to:

WILLIAM C. RUTLER
600 E. SCHOOL WAY
REDWOOD VALLEY, CA 95470



State of Oregon, County of Klamath
Recorded 12/07/01 3:17 p. m.
Vol M01, Pg 62603
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1