

02 FEB 27 PM 3:11

Vol M02 Page 12012
STATE OF OREGON, _____

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Douglas County Title Comp629 SE Main StRoseburg OR 97470-414

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/27/2002 3:11 p m.Vol M02, Pg 12012

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1 puty.

MTC 1396-3664

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Johnny R. Laurance and Ginger A. Laurance, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Harold H. Rutherford and Roxana L. Rutherford, husband and wifehereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:Lot 9, Block 2 of Tract 1075, Wagon Trail Acreages No. 1,
First Addition, according to the official plat thereof on
file in the office of the County Clerk of Klamath County,
Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): conditions, restrictions and rights of way of record.

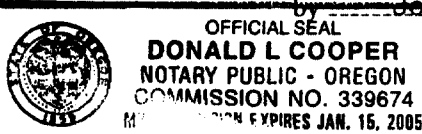
_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,500.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument on June 29, 2001; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Johnny R. Laurance
JOHNNY R. LAURANCEGinger A. Laurance
GINGER A. LAURANCESTATE OF OREGON, County of Douglas ss.This instrument was acknowledged before me on July 2, 2001by Johnny R. Laurance and Ginger A. LauranceDonald L. Cooper
Notary Public for Oregon

My commission expires _____

OFFICIAL SEAL
DONALD L. COOPER
NOTARY PUBLIC - OREGON
COMMISSION NO. 339674
MY COMMISSION EXPIRES JAN. 15, 2005

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