



MTL 58266-LW

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

RONALD M. RUTHEL

2650 BROWNSBORO HWY

EAGLE POINT, OR 97524

Until a change is requested all  
tax statements shall be sent to  
the following address:

RONALD M. RUTHEL

2650 BROWNSBORO HWY

EAGLE POINT, OR 97524

Escrow No. MT58266-LW

Title No. \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 09/24/2002 10:56 A.M.  
Vol M02, Pg 54235  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

'02 SEP 24 AM 10:56

## WARRANTY DEED

**HELEN FORRAND,**

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

**RONALD M. RUTHEL AND CYNTHIA L. BROOKINS, NOT AS TENANTS IN COMMON BUT WITH  
RIGHTS OF SURVIVORSHIP**

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 1 in Block 3, DIXON ADDITION NO. 2 to the City of Klamath Falls, according  
to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

3809-033AB-02600-000

417212

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.

The true and actual consideration for this conveyance is \$ **81,000.00.**

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.

Dated this 20<sup>th</sup> day of Sept, 2002

Helen Forrand  
HELEN FORRAND

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 20, 2002 by HELEN  
FORRAND.

Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/2003

