

26 OCT 12 PM 2:49



State of Oregon, County of Klamath
Recorded 10/12/04 2:49 p m
Vol M04 Pg 69217-18
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
Marcia Rutherford

PO BOX 3095
Clearlake, CA 95422

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

Marcia Rutherford

PO BOX 3095
Clearlake, CA 95422

File No.: 7391-448719 (LEV)

Date: September 29, 2004

STATUTORY WARRANTY DEED

Gordon A. Webb and Jeanne M. Scott who acquired title as Jeanne M. Dore, Grantor, conveys and warrants to **Marcia Rutherford**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 Block 4 Mountain Lakes Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2004-2005** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

First American Title Insurance Company
Commercial Title Division
P.O. Box 1325
Roseburg, OR 97470

448719LV

APN: 317794

Statutory Warranty Deed
- continuedFile No.: 7391-448719 (LEV)
Date: 09/29/2004

The true consideration for this conveyance is **\$14,500.00**. THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF THE GRANTOR AND GRANTEE. (Here comply with requirements of ORS 93.030)

Dated this 7th day of October, 2004.

Gordon A. Webb
Gordon A. Webb

Jeanne M. Scott
Jeanne M. Scott

STATE OF CALIFORNIA)
)ss.
County of LOS Angeles)

This instrument was acknowledged before me on this 7th day of Oct, 2004 by **Gordon A. Webb**.



Rita Patel
Notary Public for CALIFORNIA
My commission expires: July 1 2005

STATE OF CALIFORNIA)
)ss.
County of VENTURA)

This instrument was acknowledged before me on this 8th day of October, 2004 by [REDACTED].

Shailendra Kumar Bhawnani

Notary Public for CALIFORNIA
My commission expires: 4-29-07

