

04 OCT 14 PM 2:36

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After Recording Return to:

DUHAME FAMILY TRUST

1020 Veterans Court
MORRIS, CT 94053

Until a change is requested all tax statements

Shall be sent to the following address:

DUHAME FAMILY TRUST

Same as Above

State of Oregon, County of Klamath

Recorded 10/14/04 2:36 p m

Vol M04 Pg 69901

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

JOHN P. RUTKAI AND SARAH A. RUTKAI, TRUSTEES OF THE RUTKAI FAMILY TRUST DATED JUNE 9 2004, herein called grantor, convey(s) to RONALD DUHAME AND GAIL DUHAME TRUSTEES OF THE DUHAME FAMILY TRUST, herein called grantee all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 530, RUNNING Y RESORT, PHASE 5 PLAT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$76,000.00.
(here comply with the requirements of ORS 93.930)

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 10-13-04

RUTKAI FAMILY TRUST DATED JUNE 9 2004

JOHN P. RUTKAI, TRUSTEE/INDIVIDUAL

SARAH A. RUTKAI, TRUSTEE/INDIVIDUAL

STATE OF OREGON, County of Klamath) ss.

On 10/13/04 personally appeared the above named JOHN P. RUTKAI AND SARAH A. RUTKAI and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

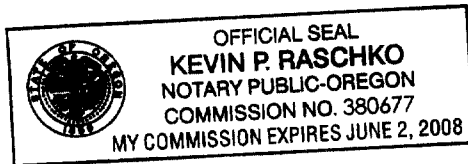
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060148

Before me:
Notary Public for Oregon
My commission expires:

Official Seal



21A