

05 JAN 21 AM 10:41

Vol M05 Page 04605



State of Oregon, County of Klamath
Recorded 01/21/05 10:41 a m
Vol M05 Pg 04605-06
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
Marcia L. Rutherford
13361 E. Hwy. 20
Clear Lake Oaks, CA 95423

Until a change is requested all tax statements
shall be sent to the following address:
Marcia L. Rutherford
13361 E. Hwy. 20
Clear Lake Oaks, CA 95423

File No.: 7391-486804 (LEV)
Date: January 05, 2005

STATUTORY WARRANTY DEED

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

Lot 18, Block 6 Mountain Lakes Homesites, Tract 1017, 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. 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.

The true consideration for this conveyance is **\$17,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 14th day of January, 2005.

Page 1 of 2

First American Title Insurance Company

P.O. Box 1325
Roseburg, OR 97470

486804-LEV

F26.7

04606

APN: 319952

Statutory Warranty Deed
- continued

File No.: 7391-486804 (LEV)

Date: 01/05/2005

Jeanne M. Scott
Jeanne M. Scott

Gordon A. Webb
Gordon A. Webb

STATE OF California
County of Los Angeles)ss.

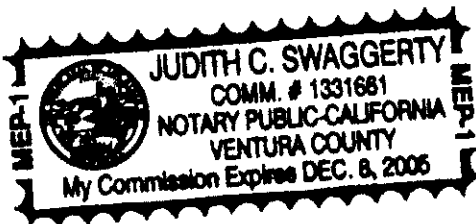
This instrument was acknowledged before me on this 14 day of January, 2005
by Gordon A. Webb.



Shannon S
Notary Public for California
My commission expires: 4/22/05

STATE OF CALIFORNIA)
County of VENTURA)ss.

This instrument was acknowledged before me on this 19 day of JANUARY, 2005
by Jeanne M. Scott.



Judith C Swaggerty
Notary Public for CALIFORNIA
My commission expires: 12-8-05