

'05 FEB 25 AM 10:26

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State of Oregon, County of Klamath  
Recorded 02/25/2005 10:26 a m  
Vol M05 Pg 12427  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

CLIFFORD T. RUTLEDGE III and KIMBERLY D. RUTLEDGE

5520 Sylva Ave  
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

CLIFFORD T. RUTLEDGE III and KIMBERLY D. RUTLEDGE

Same As Above

*Aspen 60791 MA*

**WARRANTY DEED**  
(INDIVIDUAL)

DONALD J. OMAN, herein called Grantor, convey(s) to CLIFFORD T. RUTLEDGE III and KIMBERLY D. RUTLEDGE, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 6, Block 11, SECOND ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

R-3909-011DA-04500-000 Key: R557249

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 \$185,297.00. The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of the Grantor.  
(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 February 20, 2005.

*Donald J. Oman*  
DONALD J. OMAN

STATE OF OREGON, County of Marion ) ss.

On February 23, 2005 personally appeared the above named DONALD J. OMAN and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060791

Before me: *Lenette Bultena*  
Notary Public for Oregon  
My commission expires: 2-12-2007

Official Seal



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