

05 JUL 13 PM 3:00

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After Recording Return to:

SCOTT DEVRY

2157 Ogden St
KLAMATH FALLS OR 97603

State of Oregon, County of Klamath

Recorded 07/13/05 3:08 p m

Vol M05 Pg 53720-21

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

Until a change is requested all tax statements
Shall be sent to the person & address above.

ATC 60522
WARRANTY DEED
(INDIVIDUAL)

PATRICIA ANN THOMAS-RUGH, who acquired title as, and formerly known as, Patricia Ann Thomas, herein called Grantor, convey(s) to SCOTT DEVRY, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$90,000.00.
(here comply with the requirements of ORS 93.930)

S.D. 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 July 12, 2005.

Patricia A. Thomas Rugh

Patricia Ann Thomas Rugh
PATRICIA ANN THOMAS-RUGH

By Grace E. Church

By Grace E. Church

STATE OF OREGON, County of Klamath) ss.

On July 12, 2005, personally appeared Grace E. Church as attorney in fact for Patricia Ann Thomas Rugh, aka Patricia A. Thomas Rugh, and acknowledged the foregoing instrument to be her voluntary act and deed and that of said principal.

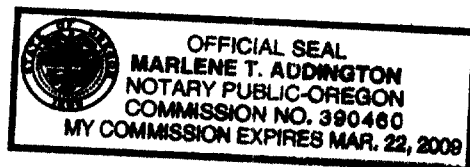
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061522

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2009

Official Seal



53721

Exhibit A

Portions of Lots 3, E, F and G, Block 45, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly side of High Street 120 feet distant Southwesterly from the Southeast, or most Easterly corner of Block 45 of Nichols Addition to the City of Klamath Falls, Oregon; thence Southwesterly along the Northerly line of High Street, 64.32 feet; thence Northwesterly and parallel with Tenth Street, 120 feet; thence Northeasterly parallel with High Street, 64.32 feet; thence Southeasterly and parallel with Tenth Street, 120 feet to the place of beginning.

CODE 001 MAP 3809-029DD TL 09700 KEY #371733