



THIS SPACE RESEI

2006-020345

Klamath County, Oregon



00005903200600203450010016

10/10/2006 03:40:26 PM

Fee: \$21.00

After recording return to:

Levi R. Clarey

P.O. Box 1001

Keno, OR 97627

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

Levi R. Clarey

P.O. Box 1001

Keno, OR 97627

Escrow No. MT76656-MS

Title No. 0076656

SWD

MTCTLOU50 MS

STATUTORY WARRANTY DEED

Nichol D. Downing, Successor Trustee of the Keith Ruthenberg Revocable Trust dated September 27, 2000, Grantor(s) hereby convey and warrant to **Levi R. Clarey and Sarah J. Clarey, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The Easterly 85 feet of Lots 4 and 5, Block 23, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029AD-03200-000

Key No: 215626

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$79,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 4th day of October, 2006.

Trustee of the Keith Ruthenberg Revocable Trust dated September 27, 2000
/Living

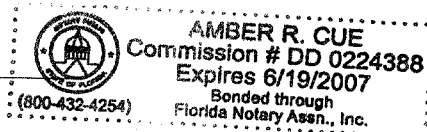
BY: Nichol D Downing Successor Trustee
Nichol D. Downing, Successor Trustee

State of FL

County of Bay

This instrument was acknowledged before me on October 4, 2006 by Nichol D. Downing, Successor Trustee of the Keith Ruthenberg Revocable Trust dated September 27, 2000.
/Living

Amber R. Cue
(Notary Public)



My commission expires June 19, 2007

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