



THIS SPACE RESERVED

2007-006422
Klamath County, Oregon



04/06/2007 11:09:50 AM

Fee: \$21.00

MTCT8612-SH

After recording return to:

Spencer W. Rutz

5305 Cottage Avenue

Klamath Falls, OR 97603

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

Spencer W. Rutz

5305 Cottage Avenue

Klamath Falls, OR 97603

Escrow No. MT78612-SH

Title No. 0078612

SWD

STATUTORY WARRANTY DEED

Jeffery

~~Jeffery~~ **Allen Franklin**, Grantor(s) hereby convey and warrant to **Spencer W. Rutz and Rebecca L. Rutz, 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:

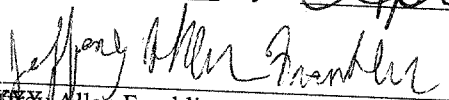
Lot 149 of PLEASANT HOMES, TRACT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$139,000.00**.

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 5 day of April, 2007



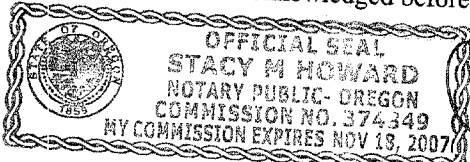
~~Jeffery~~ Allen Franklin

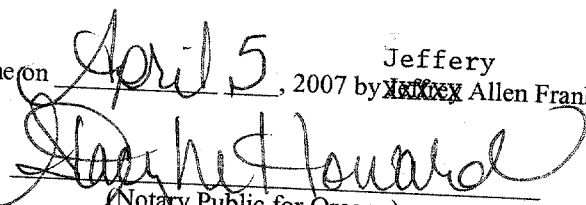
Jeffery

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 5, 2007 by Jeffery ~~Jeffery~~ Allen Franklin.




(Notary Public for Oregon)
My commission expires Nov 18, 2007