

NOT 92012-MS

THIS SPACE

2011-013076

Klamath County, Oregon



00110524201100130760020023

After recording return to:

Samuel A. Rutledge

3030 Crest Street

Klamath Falls, OR 97603

11/23/2011 10:50:21 AM

Fee: \$42.00

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

Samuel A. Rutledge

3030 Crest Street

Klamath Falls, OR 97603

Escrow No. MT92012-MS

Title No. 0092012

SWD r.042611

### STATUTORY WARRANTY DEED

**Marian Jackson,**

Grantor(s), hereby convey and warrant to

**Samuel A. Rutledge and Shirley A. Rutledge, 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 Southerly 125.8 feet of the Easterly 90 feet of Lot 19 in Block 6, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

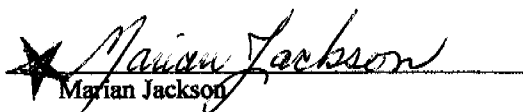
The true and actual consideration for this conveyance is **\$78,000.00**.

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:

4/27/12

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 19 day of NOVEMBER, 2011.

  
Marian Jackson

State of Washington

County of Clark

On this day personally appeared before me Marian Jackson to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 19<sup>th</sup> day of November, 2011.

Christopher Miller

Printed Name:

Notary Public in and for the State of  
Washington residing at Vancouver

My appointment expires 09/20/2014

