

UTC 92163-SH

THIS SPACE

2011-013228

Klamath County, Oregon



11/29/2011 03:14:58 PM

Fee: \$42.00

After recording return to:

CARL A. BARBEE

5316 VALLEY VIEW LANE

KLAMATH FALLS, OR 97601

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

CARL A. BARBEE

5316 VALLEY VIEW LANE

KLAMATH FALLS, OR 97601

Escrow No. MT92163-SH

Title No. 0092163

SWD r.042611

STATUTORY WARRANTY DEED

DAN RUTLEDGE and DEENA RUTLEDGE, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

CARL A. BARBEE,

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 13 in Block 3 of TRACT 1016, GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$26,000.00**.

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:

422710

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 21 day of November, 2011

Dan Rutledge
DAN RUTLEDGE

Deena Rutledge
DEENA RUTLEDGE

State of Nevada
County of Nash

This instrument was acknowledged before me on Nov 21, 2011 by DAN RUTLEDGE and DEENA RUTLEDGE.

Amy L. Lawe
(Notary Public for Nevada)
My commission expires 12/2/14

