

1st 1888850 -ALF

2012-006844  
Klamath County, Oregon



THIS SPACE F



06/21/2012 02:10:49 PM

Fee: \$42.00

After recording return to:  
Kenneth C. Rutledge and Judy A.  
Rutledge  
5056 Harlan Drive  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Kenneth C. Rutledge and Judy A.  
Rutledge  
5056 Harlan Drive  
Klamath Falls, OR 97603

File No.: 7021-1888850 (ALF)  
Date: May 18, 2012

### STATUTORY WARRANTY DEED

**Billy Ray Adams and Patsy Sue Adams as tenants by the entirety**, Grantor, conveys and warrants to **Kenneth C. Rutledge and Judy A. Rutledge, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Parcel 1 of Land Partition 10-93 situated in the NE 1/4 and the NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$160,000.00**. (Here comply with requirements of ORS 93.030)

F 42-

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 18 day of June, 2012.

Billy Ray Adams  
Billy Ray Adams

Patsy Sue Adams  
Patsy Sue Adams

STATE OF Oregon )  
County of Clatsop )ss.

This instrument was acknowledged before me on this 18 day of June, 2012  
by **Billy Ray Adams and Patsy Sue Adams.**

Adrien Fleck

Notary Public for Oregon  
My commission expires: 12-3-14

