



THIS SP

2012-008209

Klamath County, Oregon



00121797201200082090020023

07/26/2012 11:25:55 AM

Fee: \$42.00

After recording return to:

Ronald L. Smith

P.O. Box 194

Creswell, OR 97426

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

Ronald L. Smith

P.O. Box 194

Creswell, OR 97426

Escrow No. SR140765TI

Title No. 0094465

SWD r.020212

### STATUTORY WARRANTY DEED

**Sadie O. Rutter and Josh J. Rutter,**

Grantor(s), hereby convey and warrant to

**Ronald L. Smith and Metta K. Smith, 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 NW 1/4 SW 1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Acct #2408-03600-01600-000

Key No. 149949

Acct #2408-03600-01600-000

Key No. 7986

The true and actual consideration for this conveyance is **\$164,000.00**.

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:


**2012-2013 Real Property Taxes a lien not yet due and payable.**

4/2/2012

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 25 day of July, 2012

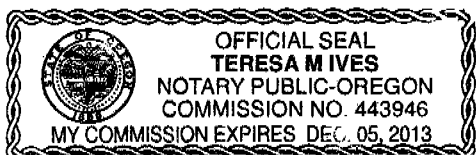
  
Sadie O. Rutter

  
Josh J. Rutter

State of Oregon  
County of Deschutes

This instrument was acknowledged before me on July 25, 2012 by Sadie O. Rutter and Josh J. Rutter.

  
(Notary Public for Oregon)



My commission expires 12/5/13