



MTC 100385LW

THIS SPACE RESERVED FOR RECORDER'S USE

2014-002711

Klamath County, Oregon

03/28/2014 12:55:49 PM

Fee: \$47.00

After recording return to:

Colin Munro

~~2530 Sacramento St. 10907 Fisher St.~~ *fw*~~Berkeley, CA 94702~~ Bonanza, OR 97623

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

Colin Munro

~~2530 Sacramento St. 10907 Fisher St.~~ *fw*~~Berkeley, CA 94702~~ Bonanza, OR 97623

Escrow No. MT100385LW

Title No. 0100385

SWD r.020212

## STATUTORY WARRANTY DEED

/ aka Robert Clifford Rugh *fw*  
Robert C. Rugh and Betty Mae Rugh, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Colin Munro and Cynthia Munro, 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 5 in Block 8 of TRACT 1039 - YONNA WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

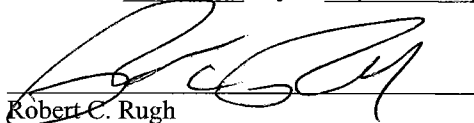
The true and actual consideration for this conveyance is \$219,400.00.


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:

\$1700

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.

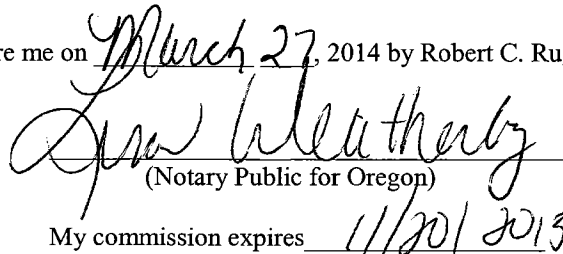
Dated this 27<sup>th</sup> day of March, 2014.

  
Robert C. Rugh

  
Betty Mae Rugh

State of Oregon  
County of Klamath

This instrument was acknowledged before me on March 27, 2014 by Robert C. Rugh/and Betty Mae Rugh.  
/aka Robert Clifford Rugh

  
(Notary Public for Oregon)  
My commission expires 11/20/2015

