



Western Title & Escrow

Order Number: 113483-LDL

2016-001917

Klamath County, Oregon

02/24/2016 09:14:25 AM

Fee: \$47.00

<b>Grantor</b>
Robert G. Olive Amy J. Olive 2340 Devon Ave Eugene, OR 97408
<b>Grantee</b>
Paul L. Ruschman Krystin D. Ruschman 12901 SE Ten Eyck Road Sandy, OR 97055
Until a change is requested, all tax statements shall be sent to the following address:
Paul L. Ruschman Krystin D. Ruschman 12901 SE Ten Eyck Road Sandy, OR 97055

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Robert G. Olive and Amy J. Olive, as tenants by the entirety, Grantor(s), convey and warrant to Paul L. Ruschman and Krystin D. Ruschman, as tenants by the entirety, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

See Attached Exhibit "A"

Account: R166199

Map & Tax Lot: R-2607-001D0-07000-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$27,000.00. (Here comply with requirements of ORS 93.030.)

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.

Executed this 22 day of February, 2016

Robert G. Olive

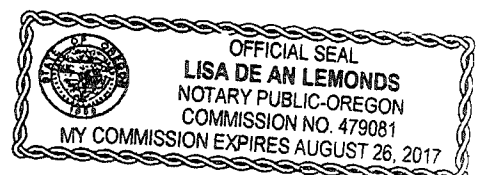
Amy J. Olive

State of Oregon, County of Lane ) ss.

This instrument was acknowledged before me on this 22 day of February, 2016 by Robert G. Olive and Amy J. Olive

Notary Public for the State of Oregon

My commission expires: 8/26/2017



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 32 in Block 3 of Tract No. 1069, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.