



**2016-006571**

**Klamath County, Oregon**

**06/21/2016 03:13:59 PM**

**Fee: \$67.00**

THIS SPACE RESERVE

After recording return to:

Edwin L. Brown and Lauren Brown

P.O. Box 393

Hickman, CA 95323

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

Edwin L. Brown and Lauren Brown

P.O. Box 393

Hickman, CA 95323

File No. 107228AM

### STATUTORY WARRANTY DEED

**William B. Rutherford and Mary P. Rutherford,  
Trustees of the William B. Rutherford and Mary P. Rutherford  
Joint Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Edwin L. Brown and Lauren Brown 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:

#### PARCEL 1

A portion of Tract 36, HOMEDALE, according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North boundary of Tract 36, HOMEDALE, a platted subdivision in Klamath  
County, Oregon, which is South 89° 48' East, 90 feet from the Northwestern corner of said tract; thence  
South 89° 48' East along the North boundary of said tract a distance of 90 feet; thence South 0° 24' West  
parallel to the West line of said tract, a distance of 104.52 feet; thence North 89° 48' West 90 feet; thence  
North 0° 24' East 104.52 feet to the point of beginning.

#### PARCEL 2

The Easterly 15 feet at the Northern boundary and continuing South on a straight line for a distance of  
116.52 feet of the following described property:

Beginning at the Northwestern corner of Tract 36, HOMEDALE, a platted subdivision in Klamath County,  
Oregon; thence South 89° 48' East along the North line of said Tract 36, a distance of 90.0 feet; thence  
South 0° 24' West parallel to the West line of said tract, a distance of 104.52 feet; thence South 46° 30' West,  
a distance of 48.82 feet, more or less to the Southwesterly boundary of said tract; thence North 43° 30' West  
78.5 feet, to the Southwesterly corner of said tract; thence North 0° 24' East along the West boundary of said  
Tract 36, a distance of 82.23 feet to the point of beginning, being a portion of Tract 36, HOMEDALE.

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

R-3909-011BA-00700-000

Escrow No. 107228AM

The true and actual consideration for this conveyance is \$126,150.00.

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:

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 15 day of June, 2016.

William B. Rutherford and Mary P. Rutherford Joint Revocable Living Trust

William B. Rutherford  
William B. Rutherford, Trustee

Mary P. Rutherford  
Mary P. Rutherford, Trustee

State of Oregon } ss  
County of Clatsop }

On this 15 day of June, 2016, before me, Lynda West a Notary Public in and for said state, personally appeared William B. Rutherford and Mary P. Rutherford, Trustees, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynda West  
Notary Public for the State of OREGON  
Residing at: Blaine, WA  
Commission Expires: 2-10-17

