



THIS SPACE RESE

2017-000926

Klamath County, Oregon

01/30/2017 02:07:00 PM

Fee: \$47.00

After recording return to:

Raymond D. Ruegger

72644 Sun Mountain Road

Chiloquin, OR 97624

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

Raymond D. Ruegger

72644 Sun Mountain Road

Chiloquin, OR 97624

File No. 133476AM

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### STATUTORY WARRANTY DEED

**James R. Traughber and Charl R Traughber, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Raymond D. Ruegger,**

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 W1/2 of the SW1/4 of the SE1/4 of the NE1/4 of Section 17, Township 31 South, Range 7 East of the  
Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$146,000.00.**

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:

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 JAN, 2017.

James R. Traughber  
James R. Traughber

Charl R. Traughber  
Charl R. Traughber

State of CALIFORNIA } ss  
County of PLACER }

On this 27<sup>th</sup> day of JAN, 2017, before me, JACK STEPHENS, a Notary Public in and for said state, personally appeared James R. Traughber and Charl R. Traughber, 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.

Jack Stephens  
Notary Public for the State of CALIF.  
Residing at: COOL, CA  
Commission Expires: 11-19-2018

