2019-001790 Klamath County, Oregon



02/27/2019 10:30:28 AM

Fee: \$87.00

WARRANTY DEED

Recording requested and when recorded return to:

Brent S. Kinkade Karnopp Petersen LLP 360 SW Bond Street, Suite 400 Bend, Oregon 97702 Until a change is requested, all tax statements shall be sent to the following address:

No change

The true consideration for this conveyance is for estate planning purposes.

HAROLD RUTHERFORD and ROXANA L. RUTHERFORD, as tenants by the entirety, Grantors, convey and warrant to HAROLD H. RUTHERFORD and ROXANA L. RUTHERFORD, as Co-Trustees of the Rutherford Revocable Trust U/T/A dated February 20, 2019, Grantees, whose address is 1711 Saddlehorn Court, La Pine, OR 97739, the following described real property free of encumbrances except covenants, conditions, restrictions, liens and encumbrances of record as of the date hereof:

Lot 9, Block 2 of Tract 1075, WAGON TRAIL AGREAGES NO. 1, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

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WARRANTY DEED

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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 20th day of February, 2019.

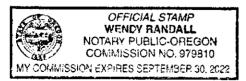
HAROLD RUTHERFORD

ROXANA L RUTHERFORD

STATE OF OREGON

County of Deschutes

The foregoing instrument was acknowledged before me this 20th day of February, 2019, by **HAROLD RUTHERFORD** and **ROXANA L. RUTHERFORD**, as tenants by the entirety.



OTARY PUBLIC FOR OREGON