



2021-002470

Klamath County, Oregon

02/18/2021 02:34:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Kevin Rutherford

14850 S Quail Crest Lane

Oregon City, OR 97045

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

Kevin Rutherford

14850 S Quail Crest Lane

Oregon City, OR 97045

File No. 394919AM

### STATUTORY WARRANTY DEED

**Stanley Dalebout ,**

Grantor(s), hereby convey and warrant to

**Kevin Rutherford,**

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 7, Block 4 of Jack Pine Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

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

2309-025A0-05200

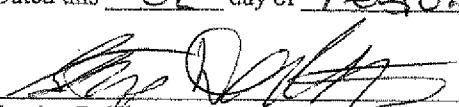
The true and actual consideration for this conveyance is \$52,000.00.

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:

Return To:   
**AmeriTitle**

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.

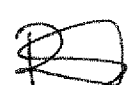
Dated this 02 day of February, 2021

  
Stanley Dalebout

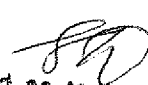
Province  
State of British Columbia ss  
County of \_\_\_\_\_

On this 02 day of February, 2021, before me, Ruhiyeh Naimi a Notary Public in and for said Province, personally appeared Stanley Dalebout, 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.

  
Notary Public for the State of British Columbia  
Residing at: Province  
Commission Expires:

**RUHIYEH NAIMI**  
Barrister & Solicitor  
4038 200B Street  
Langley, BC V3A 1N9  
Ph: 604-533-3411

  
Witnessed as to execution only  
No advice sought or given.  
**FLEMING, OLSON & TANEDA**  
BARRISTERS & SOLICITORS  
Langley, B.C.