



2023-004885
Klamath County, Oregon
06/26/2023 11:44:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kenneth Ruthardt and Christina Cosme

5479 Shalynn Dr

Klamath Falls, OR 97603

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

Kenneth Ruthardt and Christina Cosme

5479 Shalynn Dr

Klamath Falls, OR 97603

File No. 593497AM

STATUTORY WARRANTY DEED

Trevor McClung Construction LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Kenneth Ruthardt and Christina Cosme, 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:

**Lot 7, Tract 1488 - Partridge Hill - Phase 1, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$385,000.00.

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 23 day of June, 2023.

Trevor McClung Construction LLC, an Oregon Limited Liability Company

By: Trevor McClung
Trevor McClung, Member

State of Oregon} ss
County of Klamath}

On this 23 day of June, 2023, before me, Lisa Legget-Weatherby a
Notary Public in and for said state, personally appeared Trevor McClung known or identified to me to be the Managing Member
in the Limited Liability Company known as Trevor McClung Construction LLC, an Oregon Limited Liability Company who
executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10/1/2023

