



2023-009662
Klamath County, Oregon
11/08/2023 11:05:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

The Michael John Rutherford (Michael Ronald
Dockery) Trust

39 High Street Apt. 4

Klamath Falls, OR 97601

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

The Michael John Rutherford (Michael Ronald
Dockery) Trust

4220 Bryant Ave

Klamath Falls, OR 97603

File No. 612015AM

STATUTORY WARRANTY DEED

Mary Renslow,

Grantor(s), hereby convey and warrant to

Michael John Rutherford (Michael Ronald Dockery), Trustee of The Michael John Rutherford (Michael Ronald Dockery) Trust, All of the rights, title, and interest, Tangible or intangible

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:

Beginning at the Northeast corner of Lot 12, Block 3, PLEASANT VIEW TRACTS, and running thence West along the North line of said Lot a distance of 113.0 feet to the point of beginning; thence South 95.0 feet; thence West, along the South line of Lots 12 and 13, a distance of 103.0 feet, more or less to the Easterly line of the existing drain ditch; thence Northeasterly along the Easterly line of said drain ditch to where said ditch intersects the North line of Lot 13, thence East 97.0 feet to the point of beginning.

The true and actual consideration for this conveyance is \$244,000.00.

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 3 day of Nov. 2023

Mary Renslow
Mary Renslow

State of Oregon } ss
County of Klamath }

On this 3 day of November, 2023, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Mary Renslow, 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.

Heather Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 11/21/2025

