

After recording return to: Robert Ludwig, 2275 Woodland Drive,  
Coos Bay, OR 97420

Send tax statements to: Robert Ludwig, 2275 Woodland Drive, Coos  
Bay, OR 97420

### STATUTORY WARRANTY DEED

ALEX FUGATE, Grantor, conveys and warrants to ROBERT L. LUDWIG and KATHLEEN L. LUDWIG, Husband and Wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

The portion of the N1/2 N1/2 SE1/4 NW1/4 of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying West of the Southern Pacific Railroad right of way.

Klamath County Assessor's Lot No.: Code 8 Map 3008-3100-600.

Subject to the AS IS condition of the real property and the improvement located thereon, conditions, restrictions, reservations, easements and rights of way of record and those apparent on the land.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration for this conveyance is \$26,838.00.

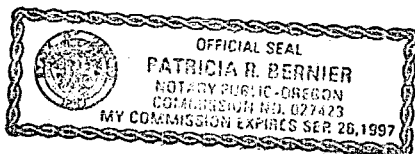
Dated this 17 day of November, 1993.

Alex Fugate  
Alex Fugate

STATE OF OREGON, County of Coos ~~Klamath~~ ) ss.

This instrument was acknowledged before me on November 17, 1993, Alex Fugate.

(SEAL)



Patricia R. Bernier  
Notary Public for Oregon  
My commission expires: 9-26-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong the 23rd day  
of November A.D., 19 93 at 3:47 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 31124

FEE \$30.00

Evelyn Biehn County Clerk  
By Annette Mueller