

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that RICHARD T. DUDY AND JEANNE S. DUDY, INDIVIDUALLY AND AS CUSTODIANS FOR DARREN A. DUDY AND KELLIE A. DUDY, under the Oregon Uniform ~~hereinafter called the grantor~~, for the consideration hereinafter stated, to grantor paid by GENE H. BUNNELL AND CATHIE R. BUNNELL, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

** Transfers to Minors Act.

Lot 2 in Block 304 of DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent to the land, if any, as of the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ contract fulfillment ~~See ORS 93.030~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of October, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of Klamath, ss.
October 26, 1994.

Personally appeared the above named RICHARD T. DUDY, INDIVIDUALLY AND AS CUSTODIAN FOR DARREN A. DUDY AND KELLIE A. DUDY AND JEANNE S. DUDY, INDIVIDUALLY AND AS CUSTODIAN FOR DARREN A. DUDY AND KELLIE A. DUDY and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Darleen MacArthur
Notary Public for Oregon

My commission expires: 11/7/97



OFFICIAL SEAL
DARLEEN MACARTHUR
NOTARY PUBLIC - OREGON
COMMISSION NO. 029456
MY COMMISSION EXPIRES NOV 07, 1997

RICHARD T. DUDY & JEANNE S. DUDY

3511 Evergreen Drive
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

GENE H. BUNNELL AND CATHIE R. BUNNELL

2206 KIMBERLY DR.
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

GENE H. BUNNELL AND CATHIE R. BUNNELL

2206 KIMBERLY DR.
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

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KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

RICHARD T. DUDY

JEANNE S. DUDY

RICHARD T. DUDY, AS CUSTODIAN FOR DARREN A. DUDY AND KELLIE A. DUDY

Jeane S. Dudy, Custodian

JEANNE S. DUDY, AS CUSTODIAN FOR DARREN A. DUDY AND KELLIE A. DUDY

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____,

_____, president, and by _____, secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of Oct, 1994, at 1:43 o'clock P.M., and recorded in book M94 on page 33557 or as file/reel number 90348.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Debra M. Mendenhall, Deputy
Recording Officer

Fee \$30.00