

AFTER RECORDING

DEED

10808

PLEASE RETURN TO  
BRENT BUDDEN AT 5277  
KLAMATH FALLS 97601

Vol M03 Page

State of Oregon, County of Klamath  
Recorded 02/24/2003 10:54 a.m.  
Vol M03 Pg 10808-09  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

MTL 1396-4760

'03 FEB 24 AM 10:54

WALLACE W. BRADLEY TRUSTEE OF THE BRADLEY TRUST,

Grantor(s) hereby grant, bargain, sell warrant and convey to:

Brent Ray Budden,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

LOT 1 IN BLOCK 11 OF THE RAILROAD 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.

Prop ID: R478209 Map Tax Lot: R-3809-033BC-00200-000

LOT 2 IN BLOCK 11 OF THE RAILROAD 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.

Prop ID: R478218 Map Tax Lot: R-3809-033BC-00300-000

SUBJECT TO: All those items of record and those apparent upon the land, if any, as of this date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the unlawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for these conveyances is \$60,000.00. Which on December 16, 2002 a down payment of \$10,000.00 was given and excepted. Payment of \$312.68 will be made starting June 20, 2003 and then each month thereafter on or before the 20<sup>th</sup> of each month. Interest is at 5% annually for the next 20 years. There are to be NO penalties for an early pay off which includes interest penalties as well.

All payments will be made to: Lori Whitley; 411 Hartley Road; Phoenix, OR 97535

Grantee will pay delinquent taxes on said properties and will deduct amounts from total sales price. Taxes at the beginning of July 1, 2003 will be as followed:

R478209 / \$1941.14

R478218 / \$680.01

Page 1)

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

10809

Amount is as followed:                   \$60,000.00  
  -10,000.00 (down payment 12/16/02)  
  -1,941.14 ( delinquent taxes)  
  -680.01 (delinquent taxes)  
\$47,378.85 Total due (add 5% interest annually)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE DESCRIBED PROPERTIES 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 PROPERTIES 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.

Until a change is requested, all Tax Statements shall be sent to Grantee at the following address: Brent R. Budden; PO Box 5277; Klamath Falls; OR 97601

Dated this 2/21 day of FEB, 2003.

John Thomas Bradley II Successor Trustee  
John Thomas Bradley II / Successor Trustee

State of Oregon  
County of Klamath

This instrument was acknowledged before me on February 21, 2003  
by John Thomas Bradley II.



Lisa Weatherby  
(NOTARY PUBLIC FOR OREGON)

My Commission expires 11/20/2003