AFTER LETORDING DEED PLEASE RETURN TO BUY BUDDON AT 5277

KLAMAIA FALLS 97601

10808 Vol MO3 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 \$ 2600 # of Pgs

more 1396-4760

'03 FEB 24 AM 10:5 ALLACE 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 OFFICAL PLAT THE REOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Prop ID: F:478209 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 OFFICAL PLAT THEFEOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Prop ID: R-178218 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 w ll 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 20th 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

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AMERITITLE, has recorded this instrument by request as an accomodation 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.

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% interes: annually)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE DESCRIPBED 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 ANT 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 G antee at the following address: Brent R. Budden; PO Box 5277; Klamath Falls; OR 97601

Dated this 2/2/ day of FE6, , 2003.

| Ames & SII 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.

OFFICIAL GEAL
LISA WEATHERBY
NOTARY PUBLIC- OREGON
COMMISSION NO. 328777
MYCOMMISSION EXPIRES NOV 20, 2003
(NOTARY PUBLIC FO

My Commission expires  $\frac{1}{20}$