

04 DEC 20 PM 3:23

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After Recording Return to:

JAMES V. HUDSON and INOVA M. HUDSON

10227 Wright Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES V. HUDSON and INOVA M. HUDSON

Same as above

State of Oregon, County of Klamath
Recorded 12/20/04 3:23 p m
Vol M04 Pg 86802
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Aspen: UC 439MA
WARRANTY DEED
(INDIVIDUAL)

FRED E. RIDGE and MARILYN V. RIDGE, herein called grantor, convey(s) to JAMES V. HUDSON and INOVA M. HUDSON, husband and wife, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Tract No. 1336, FALCON HEIGHTS CONDOMINIUM, STAGE 1, UNIT NUMBER 10227 (Wright Avenue), according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$105,450.00.**
(here comply with the requirements of ORS 93.930)

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.

Dated **December 20, 2004.**

Fred E. Ridge

FRED E. RIDGE
Marilyn V. Ridge

MARILYN V. RIDGE

STATE OF OREGON, County of **Klamath**) ss.

On 20 day of Dec., 2004 personally appeared the above named **FRED E. RIDGE and MARILYN V. RIDGE** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

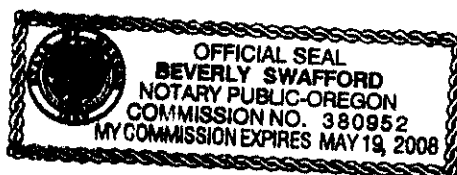
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060439

Before me: *Beverly Swafford*
Notary Public for Oregon
My commission expires: May 19, 2008

Official Seal



DTA