



After recording return to:
David C. Kuderer and Ladonna
Kuderer
21113 Thunderbird Lane
Sprague River, OR 97639

Until a change is requested all tax statements
shall be sent to the following address:
David C. Kuderer and Ladonna Kuderer
21113 Thunderbird Lane
Sprague River, OR 97639

File No.: 7021-616488 (DMC)
Date: June 29, 2005

State Of Oregon, County Of Klamath

M05-61581

08/09/2005 03:44:37 PM

Of Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Shari K. Whiteley Also Known As Shari K. Golden and Kathryn L. Mills not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **David C. Kuderer and Ladonna Kuderer**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1: Lot 17 Block 34 First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Lot 16 Block 34 First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2005-2006** Taxes, a lien not yet payable..

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.

20F

APN: 271743

Statutory Warranty Deed
- continued

File No.: 7021-616488 (DMC)
Date: 06/29/2005

The true consideration for this conveyance is **\$62,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 30 day of June, 2005.

Shari K. Whiteley
Shari K. Whiteley

Kathryne L. Mills
Kathryne L. Mills

~~Shari K. Golden~~

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 30 day of June, 2005
by **Shari K. Whiteley and Kathryne L. Mills.**



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005