



After recording return to:
Robert N. Dudley
56397 Stellar Drive
Bend, OR 97707

Until a change is requested all tax statements
shall be sent to the following address:
Robert N. Dudley
56397 Stellar Drive
Bend, OR 97707

File No.: 7021-645412 (DMC)
Date: September 02, 2005

M05-63934

Klamath County, Oregon

09/09/2005 03:36:12 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Rey Arellano and Anita Arellano as tenants by the entirety, Grantor, conveys and warrants to **Robert N. Dudley, a married man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable.
2. 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.

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.

The true consideration for this conveyance is **\$109,140.00**. (Here comply with requirements of ORS 93.030)

Dated this 8 day of September, 2005.

31F

APN: 545958

Statutory Warranty Deed
- continued

File No.: 7021-645412 (DMC)
Date: 09/02/2005

Rey Arellano
Rey Arellano

Anita Arellano
Anita Arellano

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 8 day of September, 2005
by **Rey Arellano and Anita Arellano.**



[Signature]
Notary Public for Oregon
My commission expires: 11/7/05

APN: **545958**

Statutory Warranty Deed
- continued

File No.: **7021-645412 (DMC)**
Date: **09/02/2005**

EXHIBIT A

LEGAL DESCRIPTION:

The Easterly 83.5 feet of Lot 10 Block 2, Second Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom the Southerly 5 feet thereof conveyed to Klamath County, Oregon, by Deed recorded in Volume 290 page 606, Deed records of Klamath County, Oregon, AND EXCEPTING THEREFROM that portion thereof lying in Bisbee Street.