



After recording return to:
David Kuderer and Ladonna Kuderer
16373 Cheyne Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
David Kuderer and Ladonna Kuderer
16373 Cheyne Road
Klamath Falls, OR 97603

File No.: 7021-658392 (BS)
Date: September 07, 2005

M05-64125

Klamath County, Oregon

09/13/2005 11:50:34 AM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Nora L. Boman, Grantor, conveys and warrants to **David Kuderer and Ladonna Kuderer, husband and wife as tenants by the entirety**, 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 **\$260,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 8th day of September, 2005.

31F

APN: 98744

Statutory Warranty Deed
- continued

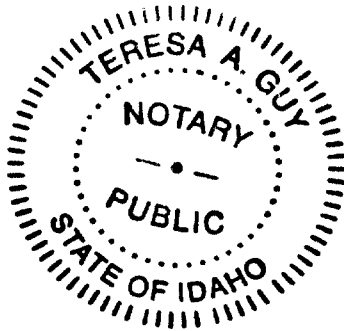
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Nora L Boman

Nora L. Boman

STATE OF *Idaho*)
)ss.
County of *Kootenai*)

This instrument was acknowledged before me on this *8th* day of *September*, 20*05*
by **Nora L. Boman**.



Teresa A. Gully

Notary Public for *bankeda*
My commission expires: *6-30-2011*

APN: 98744

Statutory Warranty Deed
- continued

File No.: 7021-658392 (BS)
Date: 09/07/2005

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land situated in the W1/2 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 20, from which the Northwest corner of said Section 20, as marked by a 5/8" iron pin bears Northerly 1835.80 feet; thence East 30 feet more or less to a 5/8" iron pin on the Easterly right of way line of Cheyne Road; thence East 917.5 feet, more or less, to a 5/8" iron pin on the Southwesterly right of way line of the Southern Pacific Railroad; thence Southeasterly along said right of way 979 feet, more or less to the centerline of the USBR No. 5 (Henley) Drain as shown on the USRS, Klamath Project right of way map No. 12-201-1325; thence Westerly along said centerline 1678 feet, more or less, to the West line of said Section 20; thence Northerly 264.33 feet to the point of beginning.