

M05-64571

Klamath County, Oregon

09/19/2005 03:40:29 PM

Pages 1 Fee: \$21.00

St 652959

WARRANTY DEED -- STATUTORY FORM

RON KRETTINGER and SHARON KRETTINGER, as tenants by the entirety,
Grantor,

conveys and warrants to

TIMOTHY J. RODDEN and MARGO LOIS RODDEN, husband and wife, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

PARCEL 1: LOTS 5 AND 6 IN BLOCK 5 OF RIVER PINE ESTATES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH
COUNTY, OREGON.

PARCEL 2: LOT 7 IN BLOCK 5 OF RIVER PINE ESTATES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH
COUNTY, OREGON.

Tax Account No(s): 131850 131841 131832 36302 866539

Map/Tax Lot No(s): 2309-24A-1300 2309-24A-1400 2309-24A-1500 M-166736
M-191478

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$206,000.00 .

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 this 15 day of September, 2005.

Ron Krettinger
RON KRETTINGER

Sharon Krettinger
SHARON KRETTINGER

STATE OF OREGON, COUNTY OF KLAMATH) SS.

This instrument was acknowledged before me on September 15, 2005 by RON
KRETTINGER and SHARON KRETTINGER.

Vanessa R. Carpenter
(Notary Public for Oregon)

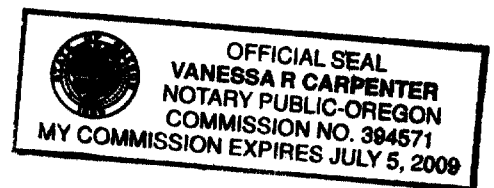
My commission expires July 5, 2009

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:

TIMOTHY J. AND MARGO LOIS RODDEN
1900NE ST, STE 106 #180
BEND, OR 97701

14-0073505



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