

M05-65492

Klamath County, Oregon

09/30/2005 03:10:18 PM

Pages 1 Fee: \$21.00

After Recording Return to:

STEVEN D. HEDRICK SR. and KATHLEEN S. HEDRICK
10845 KINCHELOE AVENUE
KLAMATH FALLS, OR. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

STEVEN D. HEDRICK SR. and KATHLEEN S. HEDRICK
Same as above

ATE - 62238 SHC

WARRANTY DEED
(INDIVIDUAL)

WINNING COMBO LLC, herein called grantor, convey(s) to **STEVEN D. HEDRICK SR. and KATHLEEN S. HEDRICK, husband and wife**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Unit 10845 (Kincheloe Avenue), Tract No. 1336- **FALCON HEIGHTS CONDOMINIUMS, STAGE 1**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 164 MAP 3909-03400 TL 90112 KEY# 883674

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 **\$112,000.00**.
(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 September 28, 2005.


WINNING COMBO LLC

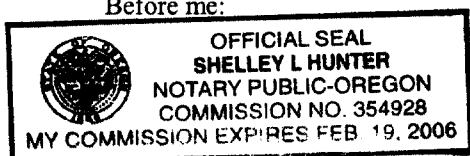
STATE OF OREGON

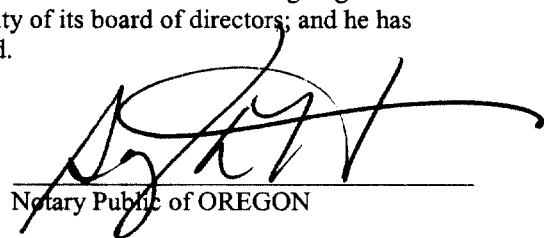
September 29, 2005

County of **KLAMATH**

Personally appeared **EARLA M. PATTON** who being duly sworn (affirmed) did say that he is the **SOLE MEMBER OF WINNING COMBO, LLC** and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and he has acknowledged said instrument to be its voluntary act and deed.

Before me:




Notary Public of OREGON
My Commission expires: 2/19/2006

21-A