

MTL-71762UV



M05-67530

Klamath County, Oregon

10/26/2005 02:38:08 PM

Pages 1 Fee: \$21.00

After recording return to:

James D. Bidwell

525 Rock Forge Loop

Angel's Camp, CA 95222

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

James D. Bidwell

525 Rock Forge Loop

Angel's Camp, CA 95222

Escrow No. MT71762-LW

Title No. 0071762

STATUTORY WARRANTY DEED

BRAD MCCLURE, Grantor(s) hereby convey and warrant to **JAMES D. BIDWELL AND JANA L. BIDWELL**, Husband and Wife

Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 1155, RUNNING Y RESORT, PHASE 13, TRACT 1429, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-015DC-00500-000

Key No: 891208

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$145,000.00**.

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.

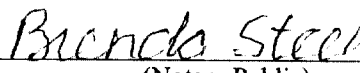
Dated this 19TH day of OCT. 2005.



BRAD MCCLURE

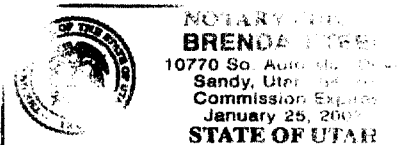
State of UTAH
County of S.L.

This instrument was acknowledged before me on 19th Oct, 2005 by BRAD MCCLURE.



(Notary Public)

My commission expires 1/25/07



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