

M05-70901

Klamath County, Oregon

12/12/2005 03:21:47 PM

Pages 1 Fee: \$21.00

After Recording Return to:  
**JUDY A GAUDIANO**  
**71506 BISKRA RD.**  
**RANCHO MIRAGE, CA 92270**

Until a change is requested all tax statements  
 Shall be sent to the following address:  
 (same as above)

Order No. 58904NP

**WARRANTY DEED**

**MICHAEL L GEORGE and LAURA J GEORGE, as Tenants by the Entirety**, herein called grantor, convey(s) to **JUDY A GAUDIANO**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 16, Block 6, WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 except any real property taxes due but not yet payable;

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 **\$65,000.00**.

**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: DECEMBER 7, 2005

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*Michael L George*  
 MICHAEL L GEORGE

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*Laura J George*  
 LAURA J GEORGE

POIK  
 STATE OF OREGON, County of ~~DESCHUTES~~ ) ss.

On DECEMBER 7<sup>th</sup>, 2005 personally appeared the above named **MICHAEL L GEORGE and LAURA J GEORGE** and acknowledged the foregoing instrument to be **THEIR** voluntary act and deed.

Before me: *Monica Johnson*  
 Notary Public for Oregon  
 My commission expires: 12.3.2009

Official Seal

