

M06-00655

Klamath County, Oregon

01/12/2006 02:34:33 PM

Pages 1 Fee: \$21.00

After Recording Return to:

BENJAMIN J. SHOUDY and TONYA J. SHOUDY

920 11449 Hill Road
Klamath Falls, 97603

Until a change is requested all tax statements

Shall be sent to the following address:

BENJAMIN J. SHOUDY and TONYA J. SHOUDY

Same As Above

WARRANTY DEED

(INDIVIDUAL)

ELLEN MARIE PETRICK, FORMERLY KNOWN AS, ELLEN PETRICK-UNDERWOOD, herein called grantor, convey(s) to **BENJAMIN J. SHOUDY and TONYA J. SHOUDY, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Parcel 1 of Land Partition 15-01 being a portion of the E 1/2 NW 1/4 of Section 5, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

CODE 164 MAP 4010-005BO TL 00400 KEY #96210

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 **\$300,000.00**.

(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 1-9-06

Ellen Petrick
ELLEN MARIE PETRICK

STATE OF OREGON, County of **Klamath**) ss.

On January 9, 2006 personally appeared the above named **ELLEN MARIE PETRICK** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

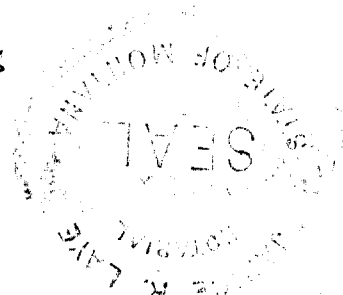
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062630

Before me: James H. Hays
Notary Public for Oregon
My commission expires: June 10, 2008

Official Seal



721-A