

**M06-02261**

Klamath County, Oregon

02/06/2006 02:15:59 PM

Pages 1 Fee: \$21.00

After Recording Return to:

**DENISE D. VARNADORE and KIRK VARNADORE**

PO Box 468  
Keno, OR 97627

Until a change is requested all tax statements

Shall be sent to the following address:

**DENISE D. VARNADORE and KIRK VARNADORE**

Same As Above

**WARRANTY DEED**

(INDIVIDUAL)

**DAVID C. KUDERER and LADONNA KUDERER**, herein called grantor, convey(s) to **DENISE D. VARNADORE and KIRK VARNADORE, WIFE AND HUSBAND**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lots 16 and 17, Block 34, FIRST ADDITION TO KLAMATH FOREST ESTATES**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 229 MAP 3510-028A0 TL 01500 KEY# 271743**

**CODE 008 MAP 3510-028A0 TL 01400 KEY# 271734**

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 **\$72,500.00**.

(here comply with the requirements of ORS 93.930)

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).**

Dated February 3, 2006.

David C. Kuderer  
**DAVID C. KUDERER**

Ladonna Kuderer  
**LADONNA KUDERER**

STATE OF OREGON, County of Klamath ss.

On Feb 3, 06 personally appeared the above named **DAVID C. KUDERER and LADONNA KUDERER** 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.: 00062652

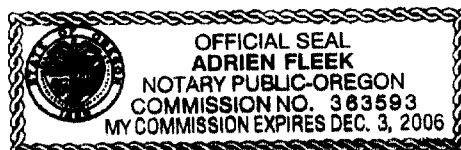
Before me:

Notary Public for Oregon

My commission expires:

Adrien Fleeck  
12-3-06

Official Seal



\$21-A