

1st 779463

WARRANTY DEED -- STATUTORY FORM

CAROL FERGUSON, Grantor,

conveys and warrants to

JEFFERY DALE DUDA and LESLIE D. DUDA, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 3 IN BLOCK 4 OF JACK PINE VILLAGE ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON

Tax Account No(s): 134367 55941

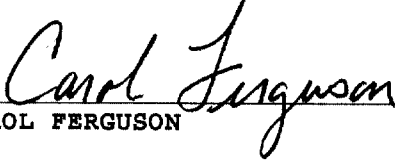
Map/Tax Lot No(s): 230925A4800 M140392

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$74,500.00 .

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 this 21 day of March, 2006.

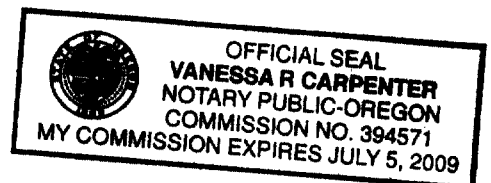

CAROL FERGUSON

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on March 21, 2006 by CAROL FERGUSON.


(Notary Public for Oregon)

My commission expires July 5, 2009

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739Until a change is requested all tax statements shall be sent to the following address:
JEFFERY DALE DUDA AND LESLIE D. DUDA
21340 GIFT PL
BEND, OR 97701TITLE NO. 779463
ESCROW NO. 14-0015706

JF