

WESTERN TITLE & ESCROW COMPANY

M06-07813

Klamath County, Oregon

04/21/2006 11:55:19 AM

Pages 1 Fee: \$21.00

1st 774483 WARRANTY DEED -- STATUTORY FORM

CLEONE C. BAIN, TRUSTEE OR HER SUCCESSORS IN TRUST, UNDER THE CLEONE BAIN LIVING TRUST DATED MARCH 14, 2001 AND ANY AMENDMENT THERETO, Grantor,

conveys and warrants to

TOM E. WUNDER and PATRICIA A. WUNDER, as tenants by the entirety, Grantee,

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

LOT 6 BLOCK 18, THIRD ADDITION RIVER PINE ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Tax Account No(s): 130833

Map/Tax Lot No(s): 230913C8900

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 \$85,500.00 .

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 10 day of April, 2006.

Cleone C. Bain
CLEONE BAIN

STATE OF OREGON, COUNTY OF Lane) SS.

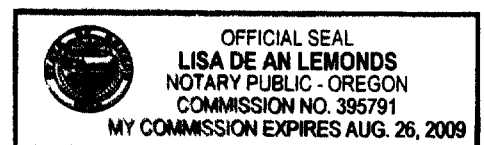
This instrument was acknowledged before me on April 10, 2006 by CLEONE BAIN.

Lisa De An Lemonds
(Notary Public for Oregon)
My commission expires Aug 26, 2009

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
TOM E. WUNDER AND PATRICIA A. WUNDER
9758 BEACHWOOD DR
ORANGEVALE, CA 95662

TITLE NO. 774483
ESCROW NO. 14-0013306



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