



THIS SPACE RES

MT-73993 DS

M06-11037

Klamath County, Oregon

05/31/2006 03:05:59 PM

Pages 2 Fee: \$26.00

After recording return to:

TODD R. MONTGOMERY

17707 FREIGHT ROAD LANE

KENO, OR 97627

Until a change is requested all
tax statements shall be sent to
The following address:

TODD R. MONTGOMERY

17707 FREIGHT ROAD LANE

KENO, OR 97627

Escrow No. MT73993-DS

Title No. 0073993

SWD

STATUTORY WARRANTY DEED

RICHARD K. BADER and JOAN M. BADER, as tenants by the entirety, Grantor(s) hereby convey and warrant to TODD R. MONTGOMERY and LUZMARIA V. MONTGOMERY, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Beginning at a point on the South line of the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which is North 89° 39' East 650.6 feet from the 1/4 Section corner common to Sections 32 and 33, thence North 0° 06' East 1523.9 feet to the South line of the Klamath Falls-Ashland Highway; thence along said South line North 72° 19' East 346.3 feet; thence South 0° 06' West 1627 feet; thence South 89° 39' West 330 feet to the place of beginning, being in the W1/2 NW1/4 of Section 33 aforesaid.

Tax Account No: 3908-033B0-01800-000

Key No: 502209

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:


The true and actual consideration for this conveyance is **\$449,900.00**.

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)).

26.00

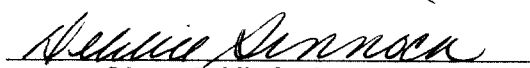
Dated this 23 day of May, 2006.


RICHARD K. BADER


JOAN M. BADER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5-23-, 2006 by RICHARD K. BADER and JOAN M. BADER.


(Notary Public for Oregon)

My commission expires 9-8-09

