

M06-11518

Klamath County, Oregon

06/07/2006 11:21:30 AM

Pages 1 Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

1st 774483
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 5 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): 230913C8800

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 ORS 197.352. 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, 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 ORS 197.352.

Dated this 5 day of June, 2006.

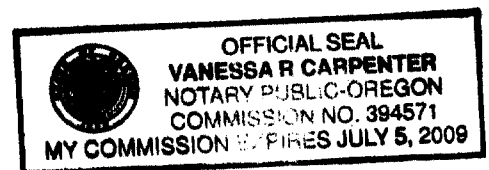
Cleone C. Bain
CLEONE BAIN

STATE OF OREGON, COUNTY OF Deschutes SS.

This instrument was acknowledged before me on June 5, 2006 by CLEONE BAIN.

Vanessa R Carpenter
(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 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

This is being ~~Re~~recorded to correct legal description previously recorded
in Book M06 Page 07813