

MTC 74437-LW

THIS SPACE RESERVED FOR RECORDER'S USE



M06-13867

Klamath County, Oregon

07/10/2006 03:17:59 PM

Pages 1 Fee: \$21.00

After recording return to:

MICHAEL J. CAUDILL

33815 WOODY LANE

YUCAIPA, CA 92399

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

MICHAEL J. CAUDILL

33815 WOODY LANE

YUCAIPA, CA 92399

Escrow No. mt74437-lw

Title No. 0074437

SWD

STATUTORY WARRANTY DEED

RAYMOND T. LLEWELLYN and CAROLYN LLEWELLYN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MICHAEL J. CAUDILL and BARBARA A. CAUDILL, 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:

Lot 3, Block 2, BELLA VISTA - TRACT NO. 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-007DC-02300-000

Key No: 806701

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 **\$45,000.00**.

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 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 ORS 197.352.

Dated this 7th day of July, 2006.

Ray T. Llewellyn
RAYMOND T. LLEWELLYN

Carolyn Llewellyn
CAROLYN LLEWELLYN

STATE OF CALIFORNIA

COUNTY OF Orange

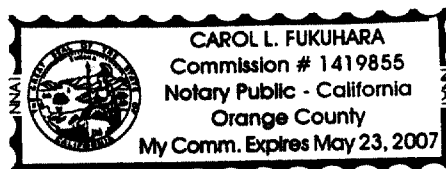
ss.

On July 7, 2006 before me, Carol L. Fukuhara personally appeared RAYMOND T. LLEWELLYN and CAROLYN LLEWELLYN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Carol L. Fukuhara



21.00