

M06-15219

Klamath County, Oregon

07/28/2006 11:46:52 AM

Pages 1 Fee: \$21.00

After Recording Return to:

**Vivian Dudding**

**1505 Madison Street # 56**

**Klamath Falls, OR. 97601**

Until a change is requested all tax statements

Shall be sent to the following address:

**Vivian Dudding**

ASPEN: 63585 PS

**WARRANTY DEED**  
(INDIVIDUAL)

**JAMES CLEMENT MARTINEC**, herein called grantor, convey(s) to **VIVIAN DUDDING**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 102, Block 66, FIFTH ADDITION TO NIMROD RIVER PARK**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 010 MAP 3611-001CO TL 00600 KEY #338646**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$13,500.00**.  
(here comply with the requirements of ORS 93.930)

**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 July 27, 2006.

  
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**JAMES CLEMENT MARTINEC**

STATE OF CALIFORNIA, County of Orange ss.

On July 27, 2006 personally appeared the above named **JAMES CLEMENT MARTINEC** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



**525 Main Street**  
**Klamath Falls, OR 97601**  
Order No.: 00063585

Before me: James David Williams III  
Notary Public for California  
My commission expires: Jan. 31, 2010

Official Seal



