



THIS SPACE RESE

2006-015746  
Klamath County, Oregon



00000417200600157460020029

08/04/2006 02:47:50 PM

Fee: \$26.00

After recording return to:

Doug Kindt

2836 Reclamation Ave.

K. Falls, OR. 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Doug Kindt

2836 Reclamation Ave.

K. Falls, OR. 97603

Escrow No. MT76168-DS

Title No. 0076168

SWD

### STATUTORY WARRANTY DEED

**Norman R. Roduner and Barbara L. Roduner, Trustees of The Norman R. Roduner and Barbara L. Roduner Family Trust dated September 19, 1992,** Grantor(s) hereby convey and warrant to **Doug Kindt,** 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 68 of MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-034CB-08700-000

Key No: 443746

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$161,500.00.**

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 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.

26.00

Dated this 3<sup>rd</sup> day of August, 2006

The Norman R. Roduner and Barbara L. Roduner Family Trust dated September 19, 1992

BY: Norman R. Roduner, Trustee  
Norman R. Roduner, Trustee

BY: Barbara L. Roduner, Trustee  
Barbara L. Roduner, Trustee

State of Washington

County of Clark

On this day personally appeared before me Norman R. Roduner and Barbara L. Roduner, Trustees of The Norman R. Roduner and Barbara L. Roduner Family Trust dated September 19, 1992 to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 3<sup>rd</sup> day of August, 2006.



Marchell M. Malinoff  
Printed Name: Marchell M. Malinoff  
Notary Public in and for the State of  
Washington residing at Stratford Savings Bank  
My appointment expires July 12, 2008