



THIS SPACE RESE

2007-015295

Klamath County, Oregon



08/29/2007 11:16:48 AM

Fee: \$21.00

MT80136-DS

After recording return to:

MONTE G. LUDINGTON

1734 CARLSON DR

KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to

The following address:

MONTE G. LUDINGTON

1734 CARLSON DR

KLAMATH FALLS, OR 97603

Escrow No. MT80136-DS

Title No. 0080136

SWD

STATUTORY WARRANTY DEED

CHARLES KEITH SONTAG and DIANA G. SONTAG, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MONTE G. LUDINGTON and NICHOLE L. KELLOGG not as tenants in common, but with right of survivorship**, 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:

The Southeasterly 17 feet of Lot 2 and the Northwesterly 66 feet of Lot 3, WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$213,500.00**.

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.

Dated this 24th day of August, 2007.

Charles Keith Sontag
CHARLES KEITH SONTAG

Diana G. Sontag
DIANA G. SONTAG

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8-24-, 2007 by CHARLES KEITH SONTAG and DIANA G. SONTAG.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

21AMT