

2008-002715

Klamath County, Oregon

THIS



00041108200800027150010018

03/04/2008 10:25:18 AM

Fee: \$21.00

**After Recording Return to:**

John A. Hudick  
385 Dexter Way  
Grants Pass, OR 97527-9539

**Send Tax Statements to:**

John A. Hudick  
385 Dexter Way  
Grants Pass, OR 97527-9539

**WARRANTY DEED**

(ORS 93.850)

John A. Hudick, an unmarried man, Grantor, conveys and warrants to the **John A. Hudick Revocable Living Trust dated February 25, 2008, John A. Hudick, Trustee**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Property Address: **633/635 Nosler Street, Klamath Falls, Oregon 97601**

**LEGAL DESCRIPTION –**

Lot 19 and the S-1/2 of Lot 18, Block 19 of BUENA VISTA ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Key #434364 3809-018CA-00900-000

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. A loan secured by a Deed of Trust, dated June 3, 2005, with Gateway Business Bank, DBA Mission Hills Mortgage Bankers and it's successors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPDIATED 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

The true consideration for this conveyance is **\$0.00. (Transfer to Trust only)** (Here comply with the requirements of ORS 93.850)

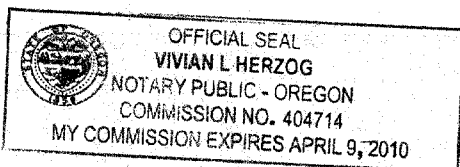
Dated this 26<sup>th</sup> day of **February** 2008, By:

John A. Hudick

State of OREGON )  
County of Jackson )  
(SEAL)

The foregoing was acknowledged before me the  
26 day of **February** 2008

by John A Hudick



Notary  
My Commission Expires April 9, 2010