

UTC 88567-DS



THIS SPACE

2010-012645
Klamath County, Oregon



00092227201000126450020027

10/27/2010 11:11:27 AM

Fee: \$42.00

After recording return to:

JUDITH C. BRADFUTE

13483 Alcott Way

Broomfield, CO 80020

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

JUDITH C. BRADFUTE

13483 Alcott Way

Broomfield, CO 80020

Escrow No. MT88567-DS

Title No. 0088567

SWD-EM r.012910

STATUTORY WARRANTY DEED

GEORGE W. VACHUDA and LINDA L. VACHUDA, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JUDITH C. BRADFUTE, 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 384, RUNNING Y RESORT, PHASE 6, 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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$130,950.00**.

425m

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 21st day of October, 2010

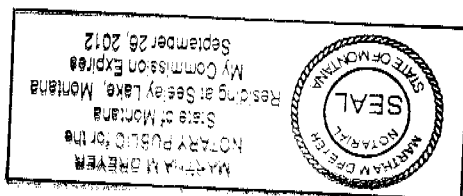
George W. Vachuda
GEORGE W. VACHUDA

Linda L. Vachuda
LINDA L. VACHUDA

State of ~~Montana~~

County of Missoula

This instrument was acknowledged before me on Oct 21, 2010 by GEORGE W. VACHUDA and LINDA L. VACHUDA.



Martha M. Dreyer
(Notary Public for ~~Oregon~~) Montana
MARTHA M. DREYER
My commission expires Sept 26, 2010
State of Montana
Residing in Seeley Lake, MT