

03 JUL 3 PM 3:28



MT6- 61473 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ERIC SONERHOLM

3627 BEVERLY DRIVE

KLAMATH FALLS, OR 97603

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

ERIC SONERHOLM

3627 BEVERLY DRIVE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 07/03/2003 3:28 p m.

Vol M03 Pg 46348

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

Escrow No. MT61473-MS

WARRANTY DEED

STANLEY DALE PETERS and LINDA LEE PETERS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to ERIC SONERHOLM and CANDICE SONERHOLM, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Parcel 1 of Land Partition 19-96 being a portion of Lots 10, 11 and 12 in Block 2 of Plat of BEVERLY HEIGHTS, situated in the NW1/4 NE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO - The North 156 feet of Parcel 2 of LAND PARTITION 48-94 as filed in the office of the County Clerk of Klamath County, Oregon, and as per lot line Adjustment 39-96 on file in the office of the Klamath County Planning Department.

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3809-034AB-00700

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$299,000.00.

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 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.

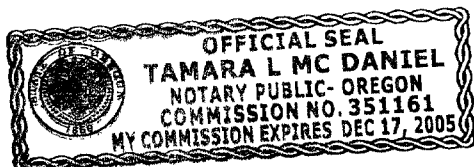
Dated this 30 day of June, 2003

Stanley D. Peters
STANLEY DALE PETERS

Linda L. Peters
LINDA L. PETERS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 30, 2003 by STANLEY D. PETERS and LINDA L. PETERS.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

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