



After recording return to:
 Scott A. Hoglund and Carla L.
 Hoglund
 30752 Bluebell Lane
 Bonanza, OR 97623

Until a change is requested all tax statements
 shall be sent to the following address:
 Scott A. Hoglund and Carla L. Hoglund
 30752 Bluebell Lane
 Bonanza, OR 97623

File No.: 7021-295741 (SAC)
 Date: November 21, 2003

THIS SPACE State of Oregon, County of Klamath
 Recorded 11/26/03 11:39 m
 Vol M03 Pg 87172-73
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Richard L. Brower, Grantor, conveys and warrants to **Scott A. Hoglund and Carla L. Hoglund as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel One:

Lot 24 and 28, Block 45, Klamath Falls Forest Estates, Highway 66 Unit, Plat #2, according to the plat thereof, records of County of Klamath, Oregon

Except that portion of Lot 24 described as follows:

Beginning at the Northerly corner common to said Lots 23 and 24, Block 45 of said plat, thence South 42°47'47" West along the line common to said Lots 23 and 24 a distance of 236.20 feet; thence North 48°25'05" West 56.52 feet; thence North 42°47'47" East 196.76 feet to a point on the Northerly line of said Lot 24; thence South 82°55'26" East 69.60 feet to the point of beginning.

Parcel Two:

That portion of Lot 23, Block 45, Klamath Falls Forest Estates, Highway 66 Unit, Plat #2, according to the plat thereof, records of Klamath County, Oregon, described as follows:

87173

APN: 463199

Statutory Warranty Deed
- continued

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Beginning at a point on the line common to said Lots 23 and 24, Block 45, of said plat, from which the Northerly corner common to said Lots 23 and 24 bears North 42°47'47" East 236.20 feet; thence South 48°25'05" East 77.50 feet; thence South 43°44'53" West 161.53 feet to a point on the Southwesterly line of said Lot 23; thence North 47°12'13" West, along said Southerly line 74.80 feet to the Southerly corner common to said Lots 23 and 24; thence North 42°47'47" East 159.86 feet to the point of beginning.

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.

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.

The true consideration for this conveyance is **\$103,500.00**. (Here comply with requirements of ORS 93.030)

Richard L. Brower
Richard L. Brower

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of November, 2003
by **Richard L. Brower**.

Stacy Collins

Notary Public for Oregon
My commission expires: 8-2007

