



After recording return to:  
Mike Laldet and Kathy Laldet

PO Box 301  
Bonanza, OR 97623

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

Mike Laldet and Kathy Laldet

SAME

File No.: 7021-342364 (SAC)

Date: March 02, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 13075

State of Oregon, County of Klamath  
Recorded 03/08/2004 10:39 Am  
Vol M04 Pg 13075-76  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

Ivan H. Bold and Clara E. Bold, Trustees or their successors in trust, under the Bold Living Trust dated July 31, 1992, and any amendments thereto, Grantor, conveys and warrants to Mike Laldet and Kathy Laldet as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 8, 9 and 10 in Block 4 of Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$129,000.00**. (Here comply with requirements of ORS 93.030)

APN: 607427

Statutory Warranty Deed  
- continuedFile No.: 7021-342364 (SAC)  
Date: 03/02/2004

Ivan H. Bold and Clara E. Bold, Trustees or  
their successors in trust, under the Bold  
Living Trust dated July 31, 1992, and any  
amendments thereto

x Ivan H. Bold  
Ivan H. Bold, Trustee

x Clara E. Bold  
Clara E. Bold, Trustee

STATE OF OREGON )  
County of Klamath ) ss.

This Instrument was acknowledged before me on this 2 day of March, 2004  
by as of Ivan H. Bold and Clara E. Bold, Trustees or their successors in trust, under the Bold Living Trust  
dated July 31, 1992, and any amendments thereto, on behalf of the .

Stacy Collins  
Notary Public for  
My commission expires: 8-2-07

