

04 MAY 14 AM 11:17



NTC-64717LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PAUL BOGGS

P.O. BOX 156

ELMIRA, OR 97437

State of Oregon, County of Klamath

Recorded 05/14/2004 11.17 a.m

Vol M04 Pg 29972-73

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

PAUL BOGGS

P.O. BOX 156

ELMIRA, OR 97437

Escrow No. MT64717-LW

### STATUTORY WARRANTY DEED

**FRANCIS J. SONNENFELT, JR., AND BETTYJO A. SONNENFELT, AS TRUSTEES OF THE SONNENFELT FAMILY TRUST, DATED NOVEMBER 4, 1994 and, Grantor(s) hereby convey and warrant to PAUL BOGGS and MONA BOGGS, as tenants by the entirety, 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:**

**The N1/2 SE1/4 SW1/4 and SW1/4 SE1/4 of Section 28, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

**Tax Account No: 3510-028C0-01200-000**

**Key No: 272617**

**Tax Account No: 3510-028D0-04000-000**

**Key No: 815586**

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:

The true and actual consideration for this conveyance is **\$125,000.00**.

**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 APRIL 2004.

**FRANCIS J. SONNENFELT, JR., AND BETTYJO A. SONNENFELT, AS TRUSTEES OF THE SONNENFELT FAMILY TRUST, DATED NOVEMBER 4, 1994**

BY: Francis Sonnenfelt Jr. TRUSTEE

**FRANCIS J. SONNENFELT, JR., TRUSTEE**

BY: Bettyjo A. Sonnenfelt trustee

**BETTYJO A. SONNENFELT, TRUSTEE**

STATE OF CALIFORNIA

ss.

COUNTY OF Sacramento

260 am

29973

On 1-30-04, 2004 before me, Audrey Marler personally appeared FRANCIS J. SONNENFELT, JR., AND BETTYJO A. SONNENFELT, AS TRUSTEES OF THE SONNENFELT FAMILY TRUST, DATED NOVEMBER 4, 1994 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Audrey Marler

