

04 NOV 24 PM 3:19

MT67456 SM



Vol M04 Page 81351

State of Oregon, County of Klamath
Recorded 11/24/04 3:19 P m
THIS SPACE R Vol M04 Pg 81351-352
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

After recording return to:
ELIZABETH A. FLOGERZI
4882 HARLAN DRIVE
KLAMATH FALLS, OR 97603

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

ELIZABETH A. FLOGERZI
4882 HARLAN DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT67456-SM

STATUTORY WARRANTY DEED

STEVEN C. SOUDER and LYNDA LEE SOUDER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **ELIZABETH A. FLOGERZI and CHRISTIAN A. FLOGERZI, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$45,000.00**.

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.

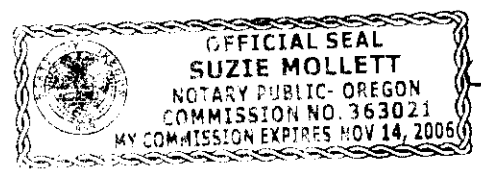
Dated this 24th day of November, 2004

Steven C. Souder
STEVEN C. SOUDER

Lynda Lee Souder
LYNDA LEE SOUDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 24, 2004 by STEVEN C. SOUDER and LYNDA LEE SOUDER.



Suzie Mollett
(Notary Public for Oregon)

My commission expires 11/14/2006

26⁰⁰ AM

81352

EXHIBIT "A"
LEGAL DESCRIPTION

The W1/2 NW1/4 NW1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING therefrom a tract of land situated in the W1/2 NW1/4 NW1/4 of Section 7, Township 39 South, Rang 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 7; thence South 00° 17' 18" West along the West line of said Section 7, 458.13 feet; thence 664.75 feet to a point on the East line of said W1/2 NW1/4 NW1/4; thence North 00° 04' 20" West 454.28 feet to the W-W1/64 corner common to said Section 7 and Section 6; thence North 89° 40' 00" West 661.88 feet to the point of beginning.

AND FURTHER EXCEPTING, Parcels 1 and 2 of Land Partition 36-98, being a portion of Parcel 2 of Major Land Partition 36-87 situated in the W1/2 NW1/4 NW1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-00700-00600-000

Key No: 535273