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After recording return to:  
The Emily C. Ramirez Trust  
1112 Colonial Way  
Tustin, CA 92780

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

The Emily C. Ramirez Trust  
4680 Sue Drive  
Klamath Falls, OR 97603

File No.: 7021-486177 (SAC)  
Date: February 22, 2005

State of Oregon, County of Klamath  
THIS IS Recorded 03/01/2005 12:16 p. m  
Vol M05 Pg 13553-54  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Steven C. Souder and Lynda Lee Souder as tenants by the entirety**, Grantor, conveys and warrants to **Emily C. Ramirez, Trustee of The Emily C. Ramirez Trust, dated June 6, 1983**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Parcel 2 of Land Partition 36-98 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.**

**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 **\$199,000.00**. (Here comply with requirements of ORS 93.030)

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13554

APN: 884711

Statutory Warranty Deed  
- continued

File No.: 7021-486177 (SAC)  
Date: 02/22/2005

Dated this 28 day of February, 2005

Steven C. Souder  
Steven C. Souder

Lynda Lee Souder  
Lynda Lee Souder

STATE OF Oregon )

)ss.

County of Klamath )

This instrument was acknowledged before me on this

28 day of February, 2005

by **Steven C. Souder and Lynda Lee Souder.**

Stacy Collins

Notary Public for Oregon  
My commission expires:

2007

