

05 MAR 2 AM 11:06

MTZ-68004 UN



Vol M05 Page 13833

THIS SPACE RESERVED

State of Oregon, County of Klamath
Recorded 03/02/2005 11:06 A m
Vol M05 Pg 13833
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

After recording return to:

STEVEN C. SOUDER

~~4680 Sue Drive~~ 5011 Harlan Drive
Klamath Falls, OR ~~97601~~ 97603

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

STEVEN C. SOUDER

~~4680 Sue Drive~~ 5011 Harlan Drive
Klamath Falls, OR ~~97601~~ 97603

Escrow No. MT68004-LW

STATUTORY WARRANTY DEED

NELS H. WESTLUND and LEOTA WESTLUND, as tenants by the entirety, Grantor(s) hereby convey and warrant to **STEVEN C. SOUDER and LYNDIA LEE SOUDER, 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:

Tract 32 of HOMEDALE, EXCEPTING that portion conveyed to Wallace Nordwall by Deed dated September 4, 1947, recorded in Book 211, at page 418, Deed Records of Klamath County, Oregon

Tax Account No: 3909-011AB-04900-000

Key No: 548893

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 **\$99,500.00**.

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 03/01/05 day of _____, _____.

Nels H. Westlund
NELS H. WESTLUND

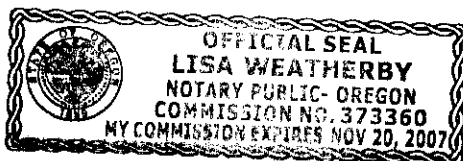
Leota Westlund
LEOTA WESTLUND

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 1, 2005 by NELS H. WESTLUND and LEOTA WESTLUND.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



2/00
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