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State of Oregon, County of Klamath
Recorded 06/10/05 11:20 a m
Vol M05 Pg 43294-95
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2



THIS SPACE R

After recording return to:
John Soudah
1710 Oregon Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
John Soudah
1710 Oregon Avenue
Klamath Falls, OR 97601

File No.: 7021-599453 (SAC)
Date: June 02, 2005

STATUTORY WARRANTY DEED

Claude S. Thorton and June J. Thorton as tenants by the entirety, Grantor, conveys and warrants to **John Soudah and Viola Soudah, as husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Easterly 14 feet of Lot 68 and all of Lot 69, Roselawn, Subdivision of Block 70 Buena Vista Addition to the City of Klamath Falls, Oregon, including the portion of vacated Oregon Avenue lying between the first alley South of Roseway Drive and St. Francis Street on the Westerly side of Oregon Avenue. Also including the South one-half of the alley adjoining the property on the North as vacated in Deed Volume 307 page 405, recorded December 10, 1958.

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.

JSF

