

05 JUN 10 AM 11:20

Vol M05 Page 43294



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

THIS SPACE R

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

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.

26F

43295

APN: 213815

Statutory Warranty Deed
- continued

File No.: 7021-599453 (SAC)
Date: 06/02/2005

The true consideration for this conveyance is **\$105,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 3 day of June, 2005.

Claude S. Thorton
Claude S. Thorton

June J. Thorton
June J. Thorton

STATE OF NEVADA
Oregon)
County of Klamath CHARK)
Blm) ss.

This instrument was acknowledged before me on this 3 day of JUNE, 2005
by **Claude S. Thorton and June J. Thorton.**

Bonnie Neisius

Notary Public for NEVADA
Oregon Blm
My commission expires: 10/29/2006

