

MT76132-TM

THIS SPACE R



2006-015922

Klamath County, Oregon



08/08/2006 11:39:29 AM

Fee: \$21.00

After recording return to:

Eric Souders

2611 California Avenue

Klamath Falls, OR 97601

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

Eric Souders

2611 California Avenue

Klamath Falls, OR 97601

Escrow No. MT76132-TM

Title No. 0076132

SWD

STATUTORY WARRANTY DEED

Alfred C. Lutz and Anne Van Nuys, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Eric Souders and Elizabeth Souders, 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:

Lot 4 in Block 17, TRACT NO. 1176, RESUBDIVISION OF BLOCK 17 in BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3809-019DC-02400-000

Key No.: 438226

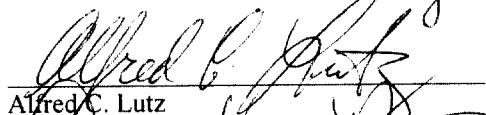
*and Eric Souders

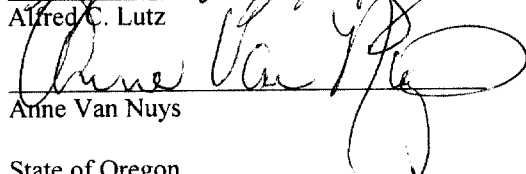
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$177,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

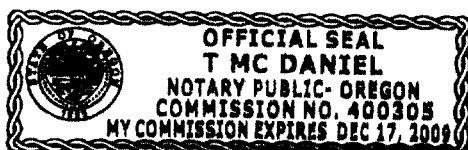
Dated this 3rd day of August, 2006.

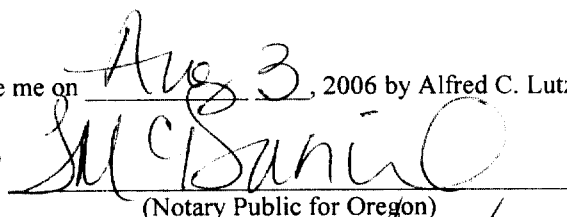

Alfred C. Lutz


Anne Van Nuys

State of Oregon
County of Klamath

This instrument was acknowledged before me on Aug 3, 2006 by Alfred C. Lutz and Anne Van Nuys.




(Notary Public for Oregon)

My commission expires 12/17/09

21.00