

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

2025-007849

Klamath County, Oregon

09/04/2025 10:37:02 AM

Fee: \$102.00

After recording return to:

ORS 205.234(1)(c)

Opfer Campbel Beck P.C.

19751 E Mainstreet Ste 215

Parker Colorado 80138

*This space reserved for use by
Recording Office*

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

General Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Eric S. Souders

Elizabeth A. Souders

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Souders Living Trust

Trustees Eric S. Souders and Elizabeth A. Souders

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 10.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Eric and Elizabeth Souders

10577 White Pine Drive

Parker CO 80134

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Klamath County- Assesor

to correct Missing Trustee(s) on Grantee Line

previously recorded in book _____ and page _____, or as fee number **2025-007421**."

GENERAL WARRANTY DEED

This General Warranty Deed is made between **Eric S. Souders and Elizabeth A. Souders** of the County of Douglas, State of Colorado, as Grantors, and the **Souders Living Trust dated August 20, 2025, Eric S. Souders and Elizabeth A. Souders as Trustees**, whose legal address is 10577 White Pine Drive, Parker, CO 80134, as Grantee.

WITNESS, that the Grantors, for and in the consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATION** the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, and conveyed, and by their instrument do grant, bargain, sell, convey, and confirm, unto the Grantee, along with its heirs and assigns forever, all the rights and generally warrants the title, interests, and claim in and to the real property together with improvements, if any, situate, lying and being in the County of Klamath, State of Oregon described as follows:

PARCEL 1 OF LAND PARTITION 64-05 BEING A REPLAT OF LOT 9 OF TRACT 1424 – GRAY ROCK PHASE 2 AS DULY RECORDED IN THE CLERKS OFFICE OF KLAMATH COUNTY OREGON, COUNTY OF KLAMATH, STATE OF OREGON

Parcel ID 891494

Together with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rent issues and profits thereof, and all the estate, right, premises, with the hereditaments and appurtenances, to have and to hold said premises with the appurtenances, unto the Grantee. The Grantors do hereby convey the above-bargained premises in the quiet and peaceable possession of the Grantee, against all and every person or persons lawfully claiming the whole or any part thereof.

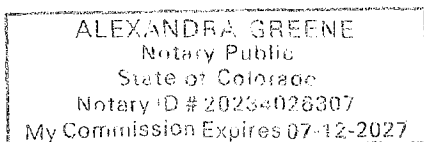
IN WITNESS WHEREOF, the Grantors have executed this General Warranty Deed on the date set forth below.

Grantors: Eric S. Souders Elizabeth A. Souders 8/20/25

Eric S. Souders Date **Elizabeth A. Souders** Date

STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged, subscribed, and sworn to before the below notary by Eric S. Souders and Elizabeth A. Souders, as Grantors, this 20 day of August 2025.



Alexandra Greene
Notary Public

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2025-007421**Klamath County, Oregon**

08/21/2025 11:37:01 AM

Fee: \$92.00

*This space reserved for use by
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Opfer Campbel Beck P.C.

19751 E Mainstreet Ste 215

Parker Colorado 80138

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ORS 205.234(1)(a)

General Warranty Deed

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Name(s)

ORS 205.234(1)(b)

Eric S. Souders

Elizabeth A. Souders

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Souders Living Trust

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 10.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Eric and Elizabeth Souders

10577 White Pine Drive

Parker CO 80134

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL☐ PARTIAL**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

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WITNESS, that the Grantors, for and in the consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATION** the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, and conveyed, and by their instrument do grant, bargain, sell, convey, and confirm, unto the Grantee, along with its heirs and assigns forever, all the rights and generally warrants the title, interests, and claim in and to the real property together with improvements, if any, situate, lying and being in the County of Klamath, State of Oregon described as follows:

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Parcel ID 891494

Together with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rent issues and profits thereof, and all the estate, right, premises, with the hereditaments and appurtenances, to have and to hold said premises with the appurtenances, unto the Grantee. The Grantors do hereby convey the above-bargained premises in the quiet and peaceable possession of the Grantee, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantors have executed this General Warranty Deed on the date set forth below.

Grantors:

Eric S. Souders Date Elizabeth A. Souders Date

STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged, subscribed, and sworn to before the below notary by Eric S. Souders and Elizabeth A. Souders, as Grantors, this 20 day of August 2025.

ALEXANDRA GREENE
Notary Public
State of Colorado
Notary ID # 20234026307
My Commission Expires 07-12-2027

Alexander J. Kane
Notary Public