

MTC39644LW

WARRANTY DEED

CECIL JAMES AND MILDRED JAMES, TRUSTEES OF THE JAMES FAMILY TRUST, U.A.D JUNE 21, 1993,

Grantor(s) hereby grant, bargain, sell and convey to:
 RONNIE C. CATES and TAMMIE CATES, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
 SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
 SUBJECT TO 1996-1997 REAL PROPERTY TAXES

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1744 KIMBERLY DR., KLAMATH FALLS, OR 97603

Dated this 18th day of October, 1996

TRUSTEES OF THE JAMES FAMILY TRUST

BY: Cecil James TRUSTEE
 CECIL JAMES

BY: Mildred James TRUSTEE
 MILDRED JAMES

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS. October 18 1996

Personally appeared the above named Cecil James and Mildred James
Trustees of the James Family Trust, U.A.D. June 21, 1993

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby

Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT39644-LW

Return to:

RONNIE C. CATES
 1744 KIMBERLY DR.
 KLAMATH FALLS, OR 97603

96 OCT 18 AM 11:55

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of property located in Lot 4, Block 12, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4; thence East along the North line of said Lot 4, a distance of 102.13 feet to the Northeast corner of said Lot 4; thence South 05 degrees 06' 18" East along the East line of said Lot 4, a distance of 55.69 feet; thence South 84 degrees 53' 42" West a distance of 107.51 feet, to a point on the West line of said Lot 4; thence North, along the West line of said Lot 4, a distance of 65.04 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of October A.D., 19 96 at 11:55 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 33049.

FEE \$35.00

Bernetha G. Letsch

By Kathleen Rose County Clerk