

32375

Vol. M97 Page 3482MTC 30554 MS  
WARRANTY DEED

MICHAEL D. OLTMAN and PATRICE A. OLTMAN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
JAMES ROBBINS TATE,  
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:

THAT PORTION OF THE N1/2 NW1/4 SW1/4 OF SECTION 21, TOWNSHIP 34 SOUTH,  
RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, THAT  
LAYS WEST OF THE SPRAGUE RIVER.

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:  
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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1604 NE 45TH AVENUE, PORTLAND, OR 97213

Dated this 21 day of January, 1997.

Michael D. Oltman  
MICHAEL D. OLTMAN

Patrice A. Oltman  
PATRICE A. OLTMAN

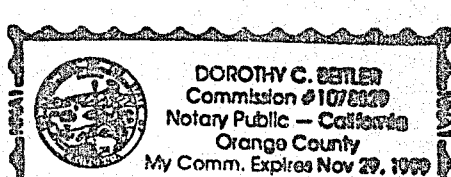
STATE OF California

COUNTY OF Orange

SS. January 21 19 97

Personally appeared the above named MICHAEL D. OLTMAN  
and PATRICE A. OLTMAN

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me: Dorothy C. Butler

Notary Public for California  
My commission expires 11-29-99

ESCROW NO. MT39554-MS

Return to:  
JAMES ROBBINS TATE  
1604 NE 45TH AVENUE  
PORTLAND, OR 97213

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 5th day of February A.D., 1997  
at 10:39 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 3482

Bernetha G. Letsch, County Clerk

By Kathleen Rosa Deputy.

Fee,  
\$30.00

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