

53901

MTC 43858-MS
WARRANTY DEEDVol. 098 Page 6593

LOVETTE ROY BATES, ALSO KNOWN AS ROY BATES, AND SHIRLEY BATES, AS TENANTS BY THE ENTIRETY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARY LOU HOLM,

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

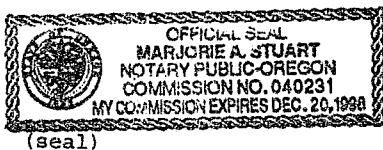
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

98 FEB 27 P3:52

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 \$ 69,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 24450 SPRAGUE RIVER, SPRAGUE RIVER, OR 97639

Dated this 27th day of Feb, 1998.Lovette Roy Bates
LOVETTE ROY BATESShirley Bates
SHIRLEY BATESSTATE OF Oregon SS. February 27 19 98
COUNTY OF KlamathPersonally appeared the above named Lovette Roy Bates
and Shirley Batesand acknowledged the foregoing instrument to be their voluntary act.

(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12/20/98

ESCROW NO. MT43858-MS

Return to:

MARY LOU HOLM
24450 SPRAGUE RIVER
SPRAGUE RIVER, OR 97639

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EXHIBIT "A"
LEGAL DESCRIPTIONPARCEL 1:

The E1/2 of the E1/2 of the E1/2 of Lot 15, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The West 1/2 of the East 1/2 of the East 1/2 of Lot 15, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day
of February A.D., 19 98 at 3:52 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 6593.

FEE \$ 35.00

By Bernetha G. Letsch, County Clerk
Kathleen R. [Signature]