

53903

MTC 43828-MS
WARRANTY DEEDVol. 1198 Page 6600

EAST CASCADE PROPERTIES, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LOVETTE R. BATES and SHIRLEY A. BATES, 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:

THE NORTHERLY 200 FEET OF LOT 12, VILLA ST. CLAIR, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON EXCEPTING THEREFROM THE NORTHERLY 100 FEET.

TOGETHER WITH AN EASEMENT FOR DRIVEWAY USE AS EVIDENCED BY MINOR
PARTITION 80-88.

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 \$ 42,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 24550 SPRAGUE RIVER RD, SPRAGUE RIVER, OR 97639

Dated this 27 day of February, 1998

EAST CASCADE PROPERTIES, INC.

BY: Duane Smith

DUANE SMITH

PRESIDENT

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on February 27, 1998

by Duane Smith

as President

of East Cascade Properties, Inc

Marjorie A. Stuart

Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT43828-MS

Return to:

LOVETTE R. BATES

24550 SPRAGUE RIVER RD

SPRAGUE RIVER, OR 97639

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 6600

FEE \$30.00

By Kathleen Ross
Bernetha G. Letsch, County Clerk

