MTC 43929-NS WARRANTY DEED VOLMEN 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 PEET OF LOT 12, VILLA ST. CLAIR, ACCORDING TO THE OFFICIAL PLAT THERLOF 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:

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

STATE OF Oregon, county of Alamath)) ss. This instrument was acknowledged before me on February 27, 1998 by Duane Smith of East Cascade Properties, Inc. Notary Public of Oregon My commission expires 1 2098 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 in Page 6600 Of Deeds On Page 6600 OFFICIAL SICH. MARICRIE STURKT MARICRIE STURKT MY COMMISSION NO. 040231 COMMISSION PEPRES DESCRIPTION OF THE PROPERTIES DESCRIPTION OF THE PRO		EAST CASCADE PR	OPERTIES, INC.	PRESIDI	ENT
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