

Title Order No. 135463-SK K-55273  
Escrow No. 135463-SK

After recording return to:  
The Dennis W. Tate and Kelle T. Tate

P.O. Box 1772  
Aituras CA 96101  
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the  
following address.

The Dennis W. Tate and Kelle T. Tate  
P O Box 1772  
Aituras CA 96101  
Name, Address, Zip

This space reserved for recorder's use

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State of Oregon, County of Klamath  
Recorded 05/16 /00, at 3:14 p m.  
In Vol. M00 Page 17723  
Linda Smith,  
County Clerk Fee \$ 21<sup>00</sup>

### STATUTORY WARRANTY DEED

C & H Denison, Inc., an Oregon corporation, Grantor, conveys and warrants to Dennis W. Tate and Kelle T. Tate, Trustees, or their successors in trust, under the Dennis W. Tate and Kelle T. Tate Revocable Living Trust, dated May 28, 1997, and any amendments thereto, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

Lot 33 of Tract 1318-Gilchrist Townsite, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 2409-019DA-03600  
Key No. R881540

This property is free from encumbrances, EXCEPT: 1) Covenants, conditions, restrictions and easements of record as shown on the official plat and dedication on file in the office of the County Clerk of Klamath County, Oregon; 2) Reservations and restrictions shown on the recorded plat and contained in the Declaration of Tract 1318-Gilchrist Townsite; 3) Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded November 27, 1996 in Volume M96, page 37354, Deed records of Klamath County, Oregon; and 4) Party Wall and Maintenance Agreement, including the terms and provisions thereof, recorded March 20, 2000 in Volume M00 page 9102, Klamath County, Oregon.

**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 consideration for this conveyance is \$ 40,950.00. (Here comply with the requirements of ORS 93.030)

Dated this 10 day of May 2000.

C & H Denison, Inc.

BY: Clarice Denison  
Clarice Denison, President

STATE OF OREGON, County of ~~Deschutes~~ Douglas, ss.  
This instrument was acknowledged before me on 10 May, 00,  
by Clarice Denison  
as President  
of C & H Denison, Inc.

Susan J Harris  
Notary Public for Oregon  
My commission expires 3/11/04

