

Title Order No. K-55273
Escrow No. 135632-SK

After recording return to:
Daniel K. Varcoe

PO Box 422
Gilchrist OR 97737
Name, Address, Zip

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

Daniel K. Varcoe

PO Box 422
Gilchrist OR 97737
Name, Address, Zip

This space reserved for recorder's use

Vol M00 Page 17724

State of Oregon, County of Klamath
Recorded 05/16 /00, at 2:14 p m.
In Vol. M00 Page 17724
Linda Smith,
County Clerk Fee\$ 21⁰⁰

STATUTORY WARRANTY DEED

Dennis W. Tate and Kelle T. Tate, Trustees of the Dennis W. Tate and Kelle T. Tate Revocable Living Trust dated May 28, 1997, and any amendments thereto, Grantor, conveys and warrants to Daniel K. Varcoe, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:
Lot 33, TRACT 1318 - GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax 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 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; 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 \$55,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 12 day of May 2000.

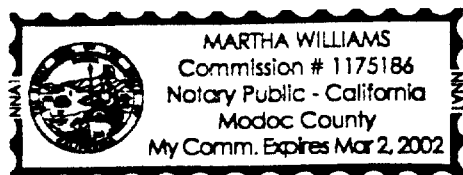
The Dennis W. Tate and Kelle T. Tate
Revocable Living Trust, dated May 28,
1997, and any amendments thereto

BY: Dennis W. Tate trustee
Dennis W. Tate, Trustee

BY: Kelle T. Tate, Trustee
Kelle T. Tate, Trustee

CALIFORNIA
STATE OF ~~OREGON~~, County of MODOC) ss.

This instrument was acknowledged before me on May 12, 00,
by Dennis W. Tate and Kelle T. Tate, Trustees



Martha Williams
Notary Public for ~~Oregon~~ California
My commission expires March 2, 2002