

WARRANTY DEED

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DALE A. SLATE and EILEEN M. SLATE, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
KELLEY R. MINGUS and ANGELINA A. MINGUS, as tenants by the entirety,  
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:

LOT 1 OF TRACT 1306, SECOND ADDITION TO NORTH RIDGE ESTATES, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

ACCT #3809-015D0-03500

KEY #880441

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 419,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3547 NORTH RIDGE DRIVE, KLAMATH FALLS, OR 97601

Dated this 30<sup>th</sup> day of May, 2001.

Dale A. Slate  
DALE A. SLATE  
Eileen M. Slate  
EILEEN M. SLATE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 30, 2001 by DALE  
A. SLATE AND EILEEN M. SLATE.



Kristil Redd  
(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT53683-KR

Return to:  
KELLEY R. MINGUS  
3547 NORTH RIDGE DRIVE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 06/01/01, at 3:16 p.m.  
In Vol. M01 Page 25929  
Linda Smith,  
County Clerk Fee \$ 21<sup>00</sup>