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mtc S4012-KR
WARRANTY DEED

Vol. M01 Page 25950

JAMES S. ZBINDEN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DALE A. SLATE and EILEEN M. SLATE, 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:

Unit C of Building NO. 11, STAGE IV PLAT OF TRACT 1271 - SHIELD CREST CONDOMINIUMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER with that interest in common areas as disclosed by Declaration of Shield Crest Condominiums recorded April 23, 1991, and Supplemented by Supplemental Declaration. ALSO TOGETHER with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, and in Easement recorded May 23, 1990, in Volume M90, page 9828, Microfilm Records of Klamath County, Oregon.

ACCT #3910-008B0-60013

KEY #881658

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 243,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

Dated this 24th day of May, 2001.

James S. Zbinden
JAMES S. ZBINDEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 24, 2001 by JAMES S. ZBINDEN.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT54012-KR

Return to:
DALE A. SLATE

26.00 m

EXHIBIT "A"
LEGAL DESCRIPTION

Unit C of Building No. 11, STAGE IV PLAT OF TRACT 1271 - SHIELD CREST CONDOMINIUMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with that interest in common areas as disclosed by Declaration of Shield Crest Condominiums recorded April 23, 1991, and Supplemented by Supplemental Declaration.

Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, and in Easement recorded May 23, 1990, in Volume M90, page 9828, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 06/01/01, at 3:17 p. m.
In Vol. M01 Page 25950
Linda Smith,
County Clerk Fee\$ 26⁰⁰