

01 AUG 23 PM 2:49

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STATE OF OREGON,

1 cc

Mary Jane Gail Danforth  
 PO Box 425, Brown Rd.  
 Ft. Klamath, OR 97626  
 Grantor's Name and Address  
 Richard and Laurel Bates  
 5018 Brophy Rd.  
 Eagle Pt., OR 97524  
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):

same as below

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Until requested otherwise, send all tax statements to (Name, Address, Zip):

**RICHARD H. BATES AND LAUREL BATES**  
 5018 Brophy Road  
 Eagle Point Oregon 97524

State of Oregon, County of Klamath

Recorded 08/23/01 at 2:49 p. m.

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Linda Smith.

Deputy.

County Clerk Fee \$ 21<sup>00</sup>

MTC 44497

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MARY JANE GAIL DANFORTHhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RICHARD H. BATES AND LAUREL BATES, husband and wifehereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The East one-half of the Northeast quarter of Section 23, Township  
 34 South Range 6 East of the Willamette Meridian, Klamath County,  
 Oregon, AND

The West one-half of the Northwest quarter of Section 24, Township  
 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Together with that certain Agreement for Easement recorded in Volume M96  
 at Page 28762, Microfilm Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

except those of record and apparent to the land

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 81,000.00. <sup>Ⓢ</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on August 23 2001; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
 PRIATE 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.

Mary Jane Gail Danforth  
 Mary Jane Gail Danforth

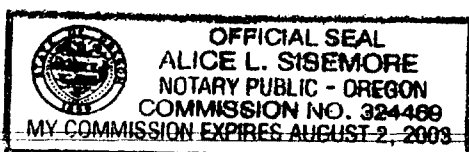
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on August 23 2001,by Mary Jane Gail Danforth

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_



Alice L. Sisemore  
 Notary Public for Oregon  
 My commission expires 8/2/03