



After recording return to:  
Benjamin Pate and Stephanie Pate  
4400 Barry Street  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Benjamin Pate and Stephanie Pate  
4400 Barry Street  
Klamath Falls, OR 97603

File No.: 7021-260532 (SAC)  
Date: December 10, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 12/18/03 3:21 p. m  
Vol M03 Pg 91975-76  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Andrew A. Patterson and Stephanie S. Patterson as tenants by the entirety, as to an undivided 1/2 interest and WMGPS Trust, as to an undivided 1/2 interest, Grantor, conveys and warrants to Benjamin Pate and Stephanie Pate as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**The Northeasterly 10 feet of Lot 3 and the Southwesterly 55 feet of Lot 4, Block 2, First Addition to Tonatee Homes, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

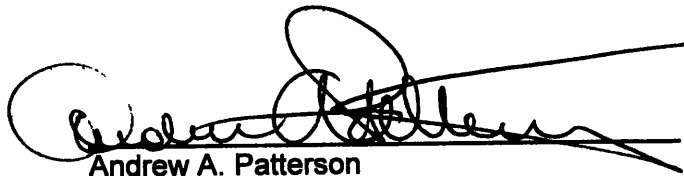
The true consideration for this conveyance is **\$75,000.00 paid to an accommodator pursuant to an I.R.C §1031 exchange.** (Here comply with requirements of ORS 93.030)

91976

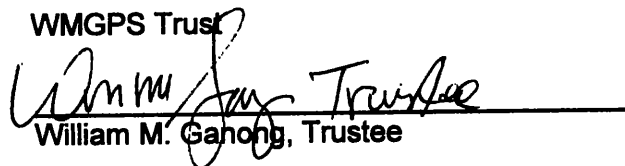
APN: 554803

Statutory Warranty Deed  
- continued

File No.: 7021-260532 (SAC)  
Date: 12/10/2003

  
Andrew A. Patterson

  
Stephanie S. Patterson

WMGPS Trust  
  
William M. Gahong, Trustee

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 12 day of December, 2003  
by **Andrew A. Patterson and Stephanie S. Patterson and WMGPS Trust**

  
Notary Public for Oregon  
My commission expires: 02/07

