

NT-64582 UV



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
MICHAEL D. PATTON
1974 VAN NESS
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
 Recorded 05/03/2004 3:03 p m
 Vol M04 Pg 27041
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Until a change is requested all
 tax statements shall be sent to
 The following address:

MICHAEL D. PATTON
1974 VAN NESS
KLAMATH FALLS, OR 97601

Escrow No. MT64582-LW

STATUTORY WARRANTY DEED

WILLIAM D. ROBERTS, Grantor(s) hereby convey and warrant to **MICHAEL D. PATTON** and **SHARON L. PATTON**, as tenants by the entirety, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 96 and East 5 feet Lot 97, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002BA-07600-000 Key No: 515115

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$139,500.00**.

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.

Dated this 29 day of April, 2004

William D. Roberts
 WILLIAM D. ROBERTS

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on April 29, 2004 by WILLIAM D. ROBERTS.

Lisa Weatherby
 (Notary Public for Oregon)
 My commission expires 11/20/07



21.00