

04 MAY 17 PM 3:45

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State of Oregon, County of Klamath
Recorded 05/17/2004 3:46 p m
Vol M04 Pg 30677
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

KOEN D. BANNISTER
1903 DEL RIO ROAD
ROSEBURG, OR 97470

WARRANTY DEED -- STATUTORY FORM

VIRGIL RAY COLLINS and LINDA J. COLLINS, husband and wife, Grantor,
conveys and warrants to

KOEN D. BANNISTER and SANDRA K. BANNISTER, husband and wife, Grantee,
the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 2 in Block 16, Two rivers North, according to the official plat
thereof on file in the office of the County clerk of Klamath County,
Oregon.

Tax Account No(s): M882997
Map/Tax Lot No(s): M-192444

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$49,900.00.

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 30 day of April, 2004.

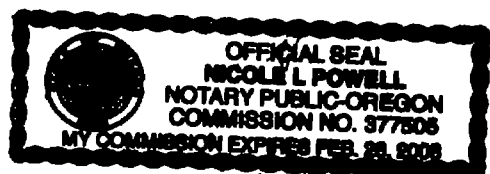
Virgil Ray Collins
VIRGIL RAY COLLINS

Linda J. Collins
LINDA J. COLLINS

STATE OF OREGON, COUNTY OF) SS.

This instrument was acknowledged before me on April 30, 2004 by VIRGIL R.
COLLINS and LINDA J. COLLINS.

Nicole J Powell
(Notary Public for Oregon)
My commission expires 2/28/08



TITLE NO. 7029360151
ESCROW NO. 14-0019504

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