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State of Oregon, County of Klamath
Recorded 07/02/2004 3:40p m
Vol M04 Pg 43824
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

THIS SPACE RESERVE

After recording return to:

DEANNA R. VITALE

5898 ESTATE DRIVE

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

DEANNA R. VITALE

5898 ESTATE DRIVE

Klamath Falls, OR 97603

Escrow No.

MT65296-TM

STATUTORY WARRANTY DEED

JAMES W. AYERS, JR. and BOBBIE J. AYERS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **DEANNA R. VITALE**, 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:

All of Lot 23 and a strip of land 1 foot wide off the Northeasterly side of Lot 24 ,
KENNICOTT COUNTRY ESTATES, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-012BC-07000-000
561617

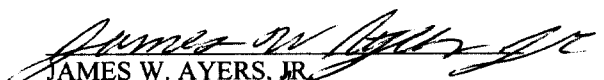
Key No.:

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 **\$80,000.00**.

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 June 2004.

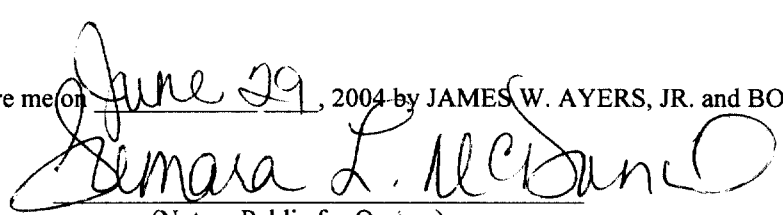

JAMES W. AYERS, JR.


BOBBIE J. AYERS

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 29, 2004 by JAMES W. AYERS, JR. and BOBBIE J. AYERS.


(Notary Public for Oregon)

My commission expires 12/17/05



21Amm