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WTC-65392 MS

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State of Oregon, County of Klamath
Recorded 07/07/2004 10:47a m
Vol M04 Pg 44384
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

THIS SPACE RESERVED

After recording return to:

Patricia C. Barragan

1214 Tamera

Klamath Falls, OR 97603

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

Patricia C. Barragan

1214 Tamera

Klamath Falls, OR 97603

Escrow No. MT65392-MS

STATUTORY WARRANTY DEED

Anthony B. Bair and Mary Ellen Bair, as tenants in common, Grantor(s) hereby convey and warrant to **Patricia C. Barragan**, 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:

Lots 7 and 8, Block 10, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002CB-05300-000

Key No: 519932

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 **\$78,500.00**.

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 2nd day of July, 2004

Anthony B. Bair
Anthony B. Bair

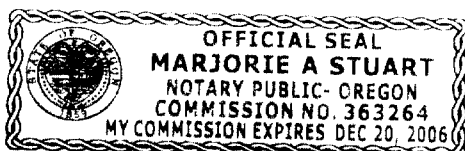
Mary Ellen Bair
Mary Ellen Bair

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 712, 2004 by Anthony B. Bair and Mary Ellen Bair.

[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06



2100 am