

04 JUL 14 PM 09

After Recording Return to:

DEBORAH S. PATE

3401 Shasta Way
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

DEBORAH S. PATE

Same As Above

State of Oregon, County of Klamath

Recorded 07/14/2004 3:02 P m

Vol M04 Pg 45972

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

ASPEN: 59389MA
WARRANTY DEED
(INDIVIDUAL)

LEO MARTIN SNYDER and MARGARET NANCY SNYDER, herein called grantor, convey(s) to DEBORAH S. PATE, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

A tract of land in Enterprise Tracts No. 26 and 22 A situated in the SE 1/4 SW 1/4 and SW 1/4 SE 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particular described as follows:

BEGINNING at an iron pin on the North right of way line of Shasta Way, which lies North 89° 08' East along the Section line a distance of 2602.3 feet and North 0° 49' West, a distance of 15 feet from the iron pin which marks the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; North 89° 08' east along the Northerly right of way line of Shasta Way a distance of 60 feet to an iron pin; thence North 0° 49' West a distance of 166 feet to an iron pin; thence South 89° 08' West a distance of 60 feet to an iron pin; thence South 0° 49' East a distance of 116 feet, more or less, to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$59,000.00.**

(here comply with the requirements of ORS 93.930)

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 July 14, 2004

Leo Martin Snyder
LEO MARTIN SNYDER

Margaret Nancy Snyder
MARGARET NANCY SNYDER

STATE OF OREGON, County of Klamath) ss.

On July 14, 2004 personally appeared the above named LEO MARTIN SNYDER and MARGARET NANCY SNYDER and acknowledged the foregoing instrument to be Their/his/her voluntary act and deed.

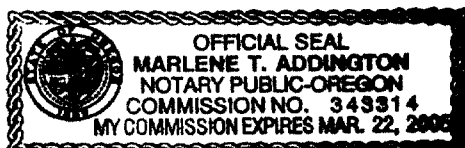
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059389

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-2005

Official Seal



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