

04 JUL 24 2004

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 of 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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21-