



MTT-65257KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Abner P. Espero

4174 Marion Court #4

Klamath Falls, OR 97603

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

Abner P. Espero

4174 Marion Court #4

Klamath Falls, OR 97603

Vol M04 Page 46542

State of Oregon, County of Klamath

Recorded 07/16/2004 11:15 AM

Vol M04 Pg 46542

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Escrow No. MT65257-KR

STATUTORY WARRANTY DEED

Ryan E. Bates ^{/who acquired title as Ryan F. Bates} and **Theresa A. Bates**, formerly known as Theresa A. Cleaver, as tenants in common, Grantor(s) hereby convey and warrant to **Abner P. Espero and Angela L. Espero**, ~~as tenants by the entirety,~~ 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:

Unit 10643 (Preddy Avenue), Tract 1365 - FALCON HEIGHTS CONDOMINIUMS STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-80028-000

Key No: 885956

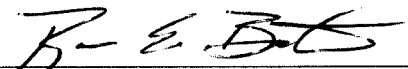
****Husband and Wife**

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 **\$95,000.00**.

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 1ST day of JULY, 2004.



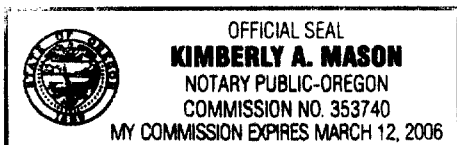
Ryan E. Bates

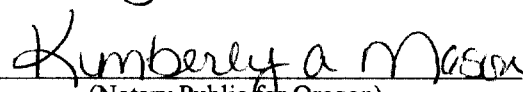


Theresa A. Bates

State of Oregon
County of ~~KLAMATH~~
Malheur

This instrument was acknowledged before me on July 1, 2004 by Ryan E. Bates and Theresa A. Bates.





(Notary Public for Oregon)

My commission expires 3/12/06

2/00 m