

04 AUG 9 AM 11:02

MTL- 65807 UN



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State of Oregon, County of Klamath
Recorded 08/09/04 11:02 a m
Vol M04 Pg 52138
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
SCOTT D. CARTER
10019 MCGUIRE AVENUE
KLAMATH FALLS, OR 97603

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

SCOTT D. CARTER
10019 MCGUIRE AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT65807-SH

STATUTORY WARRANTY DEED

TIMOTHY D. YATER and JANELLE M. YATER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **SCOTT D. CARTER**, 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 10019, FALCON HEIGHTS CONDOMINIUM STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-000 Key No: 887729

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 **\$98,000.00**.

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 4 day of AUGUST, 2004.

Timothy D Yater
TIMOTHY D. YATER

Janelle M Yater
JANELLE M. YATER

State of Oregon
County of DECHUTES

This instrument was acknowledged before me on Aug 4, 2004 by TIMOTHY D. YATER and JANELLE M. YATER.



Trudy Ramey
(Notary Public for Oregon)
My commission expires 3/27/05

2/10 am