

04 AUG 10 AM 11:58

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State of Oregon, County of Klamath
Recorded 08/10/04 11:58 a m
Vol M04 Pg 52553
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

1st 415826
After recording return to:
JAMES E. CATE
17254 SATTERLEE WAY
BEND, OR 97707

Until a change is requested all tax statements
shall be sent to the following address:
JAMES E. CATE
17254 SATTERLEE WAY
BEND, OR 97707

WARRANTY DEED -- STATUTORY FORM

HAROLD L. ROSS, Grantor, conveys and warrants to JAMES E. CATE AND FANNIE K. CATE, husband and wife, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, to wit:

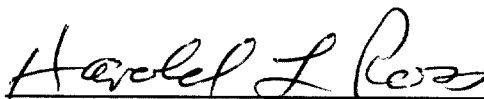
Lot 6 in Block 22 of Third Addition to River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon
Tax Account No(s): 130995 56931
Map/Tax Lot No(s): 2309-13C-1500 M-120485

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$ 25,000.00.


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 13 day of July, 2004.


HAROLD L. ROSS

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on July 13, 2004 by HAROLD L. ROSS.


(Notary Public for Oregon)
My commission expires 6-24-05

TITLE NO. 14-0054404
ESCROW NO. 14-0054404

