

104DEC27 AM 11:50



Vol M04 Page 88258

State of Oregon, County of Klamath

Recorded 12/27/04 11:50 A m

THIS SPACE RE Vol M04 Pg 88258

Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

After recording return to:

The S.S. and S.M. Oates Family Trust dated
November 19, 2003

923 Walnut Woods Court

Woodland, CA 95695

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

The S.S. and S.M. Oates Family Trust dated
November 19, 2003

923 Walnut Woods Court

Woodland, CA 95695

Escrow No. MT67742-KR

MTC 67742-KR

STATUTORY WARRANTY DEED

Stephen S. Smith and Elizabeth P. Smith, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Steven S. Oates and Susan M. Oates Trustees of The S.S. and S.M. Oates Family Trust dated November 19, 2003**, 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:

Lot 543 RUNNING Y RESORT, PHASE 5, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-010B0-05800-000

Key No: 883779

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:

SUBJECT TO: Trust Deed dated November 15, 2002 and recorded November 25, 2002, in Volume M02, Page 68458, microfilm records of Klamath County, Oregon, in favor of Washington Mutual Bank, a Washington Corporation, as Beneficiary. the above named Grantee does not agree to assume nor pay this Trust Deed and the above named Grantor agrees to hold the Grantee harmless therefrom.

The true and actual consideration for this conveyance is **\$76,000.00**.

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 20 day of Dec, 2004

Stephen S. Smith
Stephen S. Smith

Elizabeth P. Smith
Elizabeth P. Smith

State of Oregon
County of Jackson



This instrument was acknowledged before me on Dec 20, 2004 by Stephen S. Smith and Elizabeth P. Smith.

Linda R. Pruitt
(Notary Public for Oregon)

My commission expires 3-1-07

21.00 PM