

05 JAN 21 PM 3:05

ASPEN-100597MA

After Recording Return to:

Mr. and Mrs. Tony V. Pate

3039 Cannon
Klamath Falls Or

Until a change is requested all tax statements

Shall be sent to the persons and address shown above.

Vol M05 Page 04699

State of Oregon, County of Klamath

Recorded 01/21/05 3:05 p m

Vol M05 Pg 04699-700

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

WARRANTY DEED

(INDIVIDUAL)

DENNIS L. ELLINGSON and KATHLEEN ELLINGSON, husband and wife, herein called Grantors, convey(s) to TONY V. PATE and SANDRA DEE PATE, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

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 \$85,000.00.
(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: January 20, 2005


DENNIS L. ELLINGSON


KATHLEEN ELLINGSON

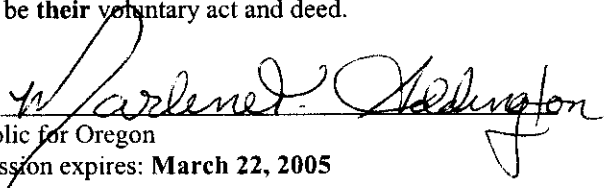
STATE OF OREGON, County of Klamath) ss.

On January 21, 2005, personally appeared the above named DENNIS L. ELLINGSON and KATHLEEN ELLINGSON and acknowledged the foregoing instrument to be their voluntary act and deed.

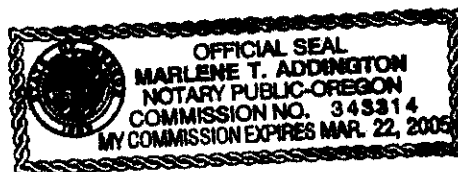
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00060597

Before me: 
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal



2600*

Exhibit A

The W 1/2 of Lot 15 and the E 1/2 of Lot 14, Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING FROM said E 1/2 of said Lot 14, that portion thereof conveyed to Young T.B.A., Inc., a California Corporation, by Warranty Deed recorded October 19, 1979 in Volume M-79 at Page 24607, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

The Northerly 60 feet of Lots 13 and 14, Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM the following described parcel:

Beginning at the Northeast corner of Lot 14, Block 1; thence South along the East line of Lot 14 a distance of 60 feet; thence West parallel to the North line of Lot 14, 30 feet to a point; thence in a Northeasterly direction to the point of beginning.