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MTZ-68633LV

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State of Oregon, County of Klamath
Recorded 03/10/2005 2:49 p m
Vol M05 Pg 15910
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE R

After recording return to:

PATRICIA J. DYE

1335 Santa Ana Ave.
Sacramento, CA 95838

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

PATRICIA J. DYE

1335 Santa Ana Ave.
Sacramento, CA

Escrow No. MT68633-LW

STATUTORY WARRANTY DEED

BEVERLY A. PATE, Grantor(s) hereby convey and warrant to **PATRICIA J. DYE**, 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:

The East 200 feet of the S1/2 S1/2 SW1/4 SW1/4 that lies Easterly of Sprague River, Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon;

EXCEPTING THEREFROM the Northerly 25 feet.

Tax Account No: 3408-021C0-02100-000

Key No: 207467

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 **\$115,000.00**.

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 March, 2005

Beverly A. Pate
BEVERLY A. PATE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 4, 2005 by BEVERLY A. PATE.



Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/07

21.00
\$