

05 APR 23 AM 11:27

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State of Oregon, County of Klamath
Recorded 04/29/2005 11:27 a.m.
Vol M05 Pg 30721
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

1st 504062
WARRANTY DEED -- STATUTORY FORM

BESSIE E. LIVINGSTON, SUCCESSOR TRUSTEE OF THE KAY W. LIVINGSTON
TRUST DATED MARCH 10, 1993., Grantor,

conveys and warrants to

ERIC ZGRAGGEN and CATHLEEN A. ZGRAGGEN, husband and wife, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 4 in Block 22, Third Addition 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): 130986
Map/Tax Lot No(s): 2309-13C-1900

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 \$24,500.00 .

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 21 day of April, 2005.

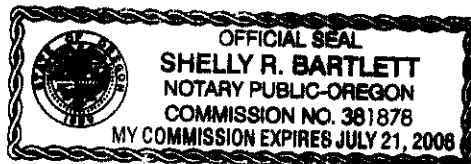
Bessie E. Livingston, Successor Trustee
BESSIE E. LIVINGSTON, SUCCESSOR TRUSTEE

STATE OF OREGON, COUNTY OF *Washington* SS.

This instrument was acknowledged before me on April 21, 2005 by BESSIE E.
LIVINGSTON, SUCCESSOR TRUSTEE OF THE KAY W. LIVINGSTON TRUST DATED MARCH 10,
1993.

Shelly R. Bartlett
(Notary Public for Oregon)
My commission expires 7-21-2008

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739



Until a change is requested all tax statements
shall be sent to the following address:
ERIC & CATHLEEN ZGRAGGEN
PO BOX ~~512~~ 2112
LA PINE, OR 97739

TITLE NO. 14-0024705
ESCROW NO. 14-0024705

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