



After recording return to:
Nikowa N. Kates and Daniel A. Kates
4199 Hilyard Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Nikowa N. Kates and Daniel A. Kates
4199 Hilyard Ave.
Klamath Falls, OR 97603

File No.: 7021-643309 (BS)
Date: August 16, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State Of Oregon, County Of Klamath

M05-62469

08/22/2005 03:22:52 PM

Of Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Nancy Perkins and Ron Holloway not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **Nikowa N. Kates and Daniel A. Kates as tenants by the entirety,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$143,685.00.** (Here comply with requirements of ORS 93.030)

31-

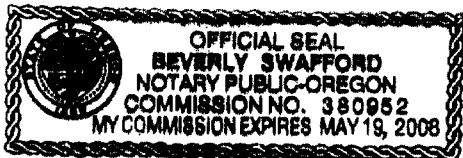
Dated this 18 day of August, 2005.

Nancy Perkins
Nancy Perkins

Ron Holloway
Ron Holloway

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18 day of August, 2005
by **Nancy Perkins and Ron Holloway**.



Benny S. S.

~~Notary Public for Oregon~~

My commission expires: May 19, 2008

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land in the SE 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point North 1°14' West 30 feet and South 89°26' West 30 feet from the Southeast corner of said Section 3; thence South 89°26' West 120 feet to a point; thence North 1°14' West 125 feet to a point; thence North 89°26' East 120 feet to a point; thence South 1°14' East 125 feet to the point of beginning.

EXCEPTING THEREFROM the Northerly 12 feet conveyed by Deed recorded in Volume M77 page 626, Deed records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING therefrom that portion contained in Deed recorded October 31, 2002 in Volume M02 page 62713, records of Klamath County, Oregon.

Tax Parcel Number: 530321