

M05-65672

Klamath County, Oregon

10/03/2005 01:56:39 PM

Pages 1 Fee: \$21.00

After Recording Return to:

JOHN R. DURAN

P.O. Box 1660

Keno, OR 97607

Until a change is requested all tax statements

Shall be sent to the following address:

JOHN R. DURAN

Same As Above

WARRANTY DEED

(INDIVIDUAL)

ATE 62009 AF

DONALD L. PATE and MARY L. PATE, herein called grantor, convey(s) to **JOHN R. DURAN**, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 3, Block 1, KENO WHISPERING PINES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 105 MAP 4008-00600 TL 00800 KEY# 621517

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 **\$128,500.00**.
(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 10-3-05.

Donald L. Pate
DONALD L. PATE

Mary L. Pate
MARY L. PATE

STATE OF OREGON, County of **Klamath**) ss.

On Oct 3, 05 personally appeared the above named **DONALD L. PATE and MARY L. PATE** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

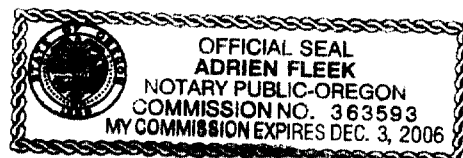
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062009

Before me: *Adrien Fleeck*
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



21-A