



M06-00968

Klamath County, Oregon

01/18/2006 10:01:36 AM

Pages 2 Fee: \$26.00

After recording return to:

DENNIS C. ABEL

P. O. Box 670

Chiloquin, OR 97624

Until a change is requested all

tax statements shall be sent to

The following address:

DENNIS C. ABEL

P. O. Box 670

Chiloquin, OR 97624

Escrow No. MT73053-DS

Title No. 0073053

SWD

STATUTORY WARRANTY DEED

BEVERLY A. PATE, also known as BEVERLY ANN PATE, Grantor(s) hereby convey and warrant to **DENNIS C. ABEL and PATRICIA ABEL, as tenants by the entirety**, 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:

A portion of that property described as Parcel 2, as conveyed to Peter R. Pate and Beverly A. Pate, as Tenants by the Entirety, by Warranty Deed recorded November 20, 1990 in Volume M90, page 23197, Microfilm Records of Klamath County, Oregon, said portion being described as follows:

Beginning at the Northeast corner of Parcel 2 as described in Warranty Deed M90, page 23197, Microfilm Records of Klamath County, Oregon, said point also being the Northeast corner of the W1/2 of the SW1/4 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, marked by an iron pipe; thence West along the North line of said parcel 250 feet, more or less, to the edge of an existing right-of-way; thence Southwesterly 255 feet, more or less, to the North line of the Sprague River Road right-of-way; thence Southeasterly along the North line of the Sprague River Road right-of-way 330 feet, more or less, to the East line of said Parcel 2 as described in Warranty Deed Volume M90, page 23197, Microfilm Records of Klamath County, Oregon, also being the East line of said W1/2 of the SW1/4 of the NE1/4 of said Section 28; thence North along said East line 350 feet, more or less, to the point of beginning.

Tax Account No: 3408-028A0-01600-000 with other property
Key No: 210088

*The purpose of this deed is to complete a PLA #29-05.

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 **\$5,000.00***.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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

2600

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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 13 day of January, 2006.

Beverly A. Pate
BEVERLY A. PATE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-13-, 2006 by BEVERLY A. PATE.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09