

M06-13929

Klamath County, Oregon

07/11/2006 09:41:07 AM

Pages 2 Fee: \$26.00

RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

Stephen L. Fingal, Esq.
FINGAL, FAHRNEY & CLARK, LLP
5120 Campus Drive, Suite 200
Newport Beach, CA 92660

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS:

John R. Bates, Trustee
9812 Oxbridge Circle
Santa Ana, CA 92705

WARRANTY DEED

JOHN R. BATES AND KAREN S. BATES, husband and wife, Grantor(s) hereby grant, bargain, sell, warrant and convey to **JOHN R. BATES AND KAREN S. BATES, TRUSTEES OF THE BATES FAMILY TRUST DATED MAY 1, 2006**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 10 of Tract 1287 - AGENCY LAKE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

NONE.

And the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.


The true and actual consideration for this conveyance is \$0.00.

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

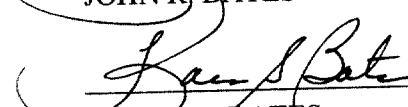
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TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED
IN ORS 30.930.

Dated this 1ST day of May, 2006



JOHN R. BATES

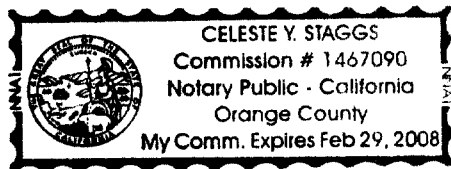



KAREN S. BATES

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On May 1, 2006, before me, Celeste Y. Staggs ("Notary Public"), personally appeared **JOHN R. BATES**
AND KAREN S. BATES personally known to me (or proved to me on the basis of satisfactory evidence) to be the
persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same
in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of
which the person acted, executed the instrument.

WITNESS my hand and official seal.





Notary's Signature

My Commission Expires: Feb. 29, 2008