



After recording return to:
Steven W Cartwright
200 South Center Street #215
Reno, NV 89501

Until a change is requested all tax statements
shall be sent to the following address:
Steven W Cartwright
200 South Center Street #215
Reno, NV 89501

File No.: 7021-900914 (DMC)
Date: October 27, 2006

2006-022289
Klamath County, Oregon



11/07/2006 03:08:59 PM

Fee: \$31.00

THIS SPACE

STATUTORY WARRANTY DEED

Beverly A. Pate, Grantor, conveys and warrants to **Steven W Cartwright**, 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.

Subject to:

1. 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.

The true consideration for this conveyance is **\$155,000.00**. (Here comply with requirements of ORS 93.030)

31-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 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 ORS 197.352.

Dated this 6 day of November, 20 06.

Beverly A. Pate
Beverly A. Pate

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 6 day of November, 20 06 by **Beverly A. Pate**.



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

APN: **R210104**

Statutory Warranty Deed
- continued

File No.: **7021-900914 (DMC)**
Date: **10/27/2006**

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON WHICH LIES NORTH OF THE SPRAGUE RIVER ROAD.

PARCEL 2:

THAT PORTION OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, WHICH LIES NORTH OF THE SPRAGUE RIVER ROAD. LESS AND EXCEPT THAT PORTION DEEDED TO DENNIS C. ABEL AND PATRICIA ABEL JANUARY 18, 2006 IN M06-00968, RECORDS OF KLAMATH COUNTY, OREGON.