



THIS SPACE RESERVE

2007-017596

Klamath County, Oregon



00033009200700175960010013

10/10/2007 11:07:12 AM

Fee: \$21.00

MT80714-LW

After recording return to:

STEVEN V. BATES AND CHRISTINA M.  
BATES, AS TRUSTEES OF THE BATES  
FAMILY TRUST 2007

P. O. BOX 365

COARSEGOLD, CA 93614

Until a change is requested all  
tax statements shall be sent to  
The following address:

STEVEN V. BATES AND CHRISTINA M.  
BATES, AS TRUSTEES OF THE BATES  
FAMILY TRUST 2007

P. O. BOX 365

COARSEGOLD, CA 93614

Escrow No. MT80714-LW

Title No. 0080714

SWD

### STATUTORY WARRANTY DEED

**KATHERN E. MOGLE**, Grantor(s) hereby convey and warrant to **STEVEN V. BATES AND CHRISTINA M. BATES, AS TRUSTEES OF THE BATES FAMILY TRUST 2007**, 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:

The W1/2 of the NE1/4 NE1/4 of Section 35, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

**\*\*TRUSTEES**

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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$295,000.00**.

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 3 day of October, 2007

Katherne E. Mogle  
KATHERN E. MOGLE

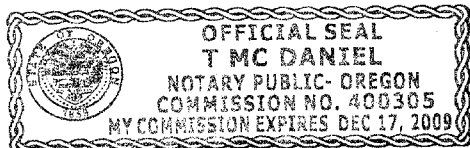
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct 3, 2007 by KATHERN E. MOGLE.

McDaniel

(Notary Public for Oregon)

My commission expires 12/17/09



2/AMT