



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 01052709

AFTER RECORDING RETURN TO:
RALPH R. BATIE
NANCY BATIE
PO BOX 726
CHILOQUIN, OR 97624

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

FREDERICK PRATT, hereinafter called GRANTOR(S), convey(s) and
warrants to RALPH R. BATIE AND NANCY BATIE, HUSBAND AND WIFE,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

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,

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
\$20,000.00, PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC 1031
EXCHANGE.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 10 day of April, ~~2000~~ 2001 7th

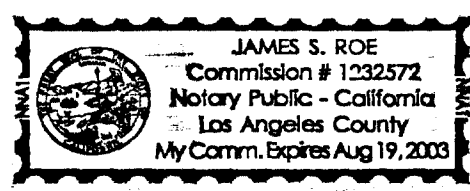
Frederick Pratt
FREDERICK PRATT

STATE OF CALIFORNIA County of Ventura ss.

The foregoing instrument was acknowledged before me this 10th
day of April, 2001, by FREDERICK PRATT

who executed the within instrument and acknowledged to me that
~~they~~ he executed the same.

Before me: *[Signature]*
Notary Public for CALIFORNIA; Ventura Co. 4
My Commission Expires: 19 Aug 2003



26A

EXHIBIT "A"

The S 1/2 of the following described property:

A tract of land situated in the SE 1/4 NW 1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as follows:

Beginning at the Northwest corner of the SE 1/4 NW 1/4; thence South along the West line of SE 1/4 NW 1/4 440 feet; thence East parallel with the North line of the SE 1/4 NW 1/4 to the West line of Larson Creek; thence Northerly along said creek to the North line of the SE 1/4 NW 1/4; thence West along said line to the point of beginning.

CODE 150 MAP 3407-1100 TL 500

State of Oregon, County of Klamath
Recorded 04/19/01, at 11:42a. m.
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Linda Smith.
County Clerk Fee \$ 26⁰⁰