

03 JUN 25 PM 3:11

WTC - 61341 KR

Vol M03 Page 43615



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
STEVEN G. BATTIS
303 ACOSTA AVE.
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 06/25/2003 3:11 P. m
Vol M03 Pg 43615-16
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

STEVEN G. BATTIS
303 ACOSTA AVE.
KLAMATH FALLS, OR 97601

Escrow No. MT61341-KR

WARRANTY DEED

NORTH HILLS LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantor(s) hereby grant, bargain, sell, warrant and convey to **STEVEN G. BATTIS and BEVERLY J. BATTIS, as tenants by the entirety**, 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 2 of BASIN VIEW ESTATES TRACT 1301, 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:

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 **\$30,600.00**.

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

Dated this 23 day of June, 2003

NORTH HILLS LLC, AN OREGON LIMITED LIABILITY COMPANY
BY: *[Signature]*
KENNETH K. KATSUDA, MANAGING MEMBER

BY: *[Signature]*
RICHARD ROBERTSON, MANAGING MEMBER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on
LIABILITY COMPANY.

_____, _____ by NORTH HILLS LLC, AN OREGON LIMITED

(Notary Public for Oregon)

My commission expires

See attached

26

State of Oregon

43616

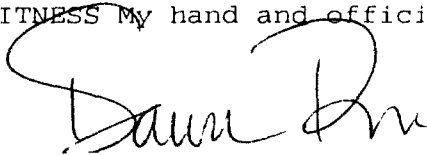
County of DESCHUTES

JUNE 19

2003

Personally appeared the above named RICHARD ROBERTSON, MANAGING MEMBER OF ***
and acknowledged the foregoing instrument to be HIS voluntary act and
deed. ***NORTH HILLS L.L.C.

WITNESS My hand and official seal.



Notary Public for Oregon
My Commission expires: 4/6/07



State of OREGON

County of DESCHUTES

June 23, 2003

Personally appeared the above named KENNETH K. KATSUDA, MANAGING MEMBER OF***
and acknowledged the foregoing instrument to be HIS voluntary act and
deed. ***NORTH HILLS L.L.C.

WITNESS My hand and official seal.



Notary Public for OREGON
My Commission expires: 11/20/06

(seal)

