



After recording return to:
Richard Arsenault and Marcia
Arsenault
Pinegrove Lot
Klamath Falls, OR 97603

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

Richard Arsenault and Marcia
Arsenault
Pinegrove Lot
Klamath Falls, OR 97603

File No.: 7021-229492 (SAC)

Date: July 15, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 07/18/2003 3:06 P.m.

Vol M03 Pg 50665-66

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Richard R. Batsell and Katherine A. Batsell as tenants by the entirety, Grantor, conveys and warrants to Richard Arsenault and Marcia Arsenault as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

E 1/2 of Lot 4 in Block 7 of First Addition to Pine Grove Ponderosa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004** Taxes, a lien not yet payable.
2. 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.

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.

The true consideration for this conveyance is **\$23,000.00**. (Here comply with requirements of ORS 93.030)

50666

APN: 591247

Statutory Warranty Deed
- continued

File No.: 7021-229492 (SAC)

Date: 07/15/2003

Richard R. Batsell
Richard R. Batsell

Katherine A. Batsell
Katherine A. Batsell

STATE OF Oregon)
)ss.
County of Klamath)

This Instrument was acknowledged before me on this
by Richard R. Batsell and Katherine A. Batsell

18th day of July, 2003

[Signature]
Notary Public for Oregon

My commission expires:

8-20-03

