



MT61713 KR

Vol M03 Page 61375

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
KEE-ANN BATORY

State of Oregon, County of Klamath
Recorded 08/21/2003 3:17 p m
Vol M03 Pg 61375
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

~~12481 CRYSTAL SPRINGS ROAD~~ 4309 Black Pine Rd.
~~KLAMATH FALLS, OR 97603~~ Cottonwood, CA 96022

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

KEE-ANN BATORY
~~12481 CRYSTAL SPRINGS ROAD~~ 4309 Black Pine Rd.
~~KLAMATH FALLS, OR 97603~~ Cottonwood, CA 96022

Escrow No. MT61713-KR

WARRANTY DEED

ROBERT D. MIRANDA and LINDA L. MIRANDA, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to KEE-ANN BATORY, 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 4 in Block 2 of RIVER RANCH ESTATES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. Account No.: 3910-022CC-01100-000 Key No.: 601003

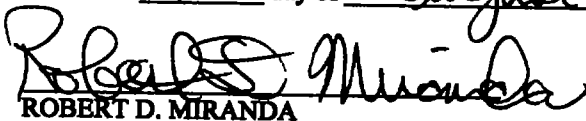
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

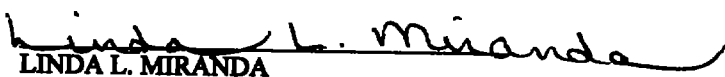
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$155,000.00.

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 20th day of August, 2003

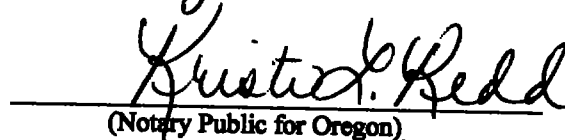

ROBERT D. MIRANDA


LINDA L. MIRANDA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug. 20, 2003 by ROBERT D. MIRANDA and LINDA L. MIRANDA.




(Notary Public for Oregon)

My commission expires 11/16/2003