

04FEB19AM11:20

MTZ-1396-5743

WARRANTY DEED

Vol M04 Page 09500

RALPH R. BATIE and NANCY A. BATIE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to
FRANK W. BRANLUND,
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 3 IN BLOCK 4 OF CHILOQUIN, 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.

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 and actual consideration for this conveyance is \$ 23,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 591 LITTLE DEER LANE, REDDING, CA 96003

Dated this 2nd day of Feb., 1996

State of Oregon, County of Klamath
Recorded 02/19/2004 11:20 a m
Vol M04 Pg 9500
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Ralph R. Batie
RALPH R. BATIE

Nancy A. Batie
NANCY A. BATIE

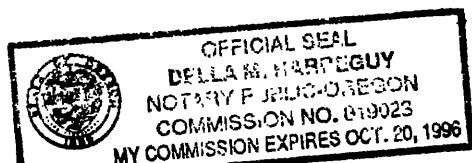
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF KLAMATH
SS. February 5 19 96
Personally appeared the above named Nancy A Batie

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Della M. Hardeguy
Notary Public for Oregon
My commission expires 10-20-96



(seal)

Return to:
FRANK W. BRANLUND
591 LITTLE DEER LANE
REDDING, CA 96003

AMERITITLE has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein

09501

STATE OF OREGON,

County of Klamath

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 6th day of February, 1996,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Ralph R. Batie

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



My commission expires 12-20-98