THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
LARRY BATSELL
3405 PATTERSON STREET
KLAMATH FALLS, OR 97603

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

LARRY BATSELL
3405 PATTERSON STREET
KLAMATH FALLS, OR 97603

Escrow No.   MT64515-TM

STATUTORY WARRANTY DEED

MARILYN A. BREITHAUPT, Grantor(s) hereby convey and warrant to LARRY BATSELL, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

The Northerly 80 feet of Lot 21 and the Southerly 15 feet of Lot 22, VALLEY VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012BA-01700-000   Key No: 559906

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is $137,500.00.

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.
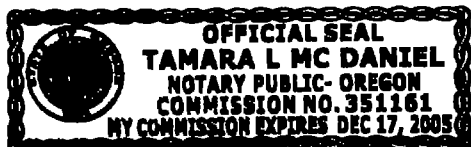
Dated this 15 day of April 2004

MARILYN A. BREITHAUPT

BY: ANN K. LYNN, ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 15, 2004 by ANN K. LYNN AS ATTORNEY IN FACT FOR MARILYN A. BREITHAUPT.

(Notary Public for Oregon)

My commission expires 12/17/05