¹⁴ 3782₆₅

WARRANTY DEED – STATUTORY FORM

ROGER B. WATTS and JULIA L. S. WATTS, husband and wife, Grantor,

conveys and warrants to

JAMES J. BATEMAN and CAROL A. BATEMAN, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 21 in Block 2 Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 138728
Map/Tax Lot No(s): 2310-35B-8500

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is $24,000.00 .

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 ___6___ day of April, 2004.

_____
ROGER B. WATTS

_____
JULIA L. S. WATTS

STATE OF WASHINGTON, COUNTY OF ___Clark___) ss.

This instrument was acknowledged before me on May 6 ___, 2004 by ROGER B. WATTS and JULIA L.S. WATTS.

_____
(Notary Public)
My commission expires Nov 10, 2007

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
JAMES J. & CAROL A. BATEMAN
4300 SE SOMEWHERE DRIVE
MILWAUKIE, OR 97222

TITLE NO.   7029378265
ESCROW NO.   14-0030404

KENNETH M. CLINE
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires
NOVEMBER 10, 2007

State of Oregon, County of Klamath
Recorded 05/10/2004 12:12 p. m
Vol M04 Pg 28359
Linda Smith, County Clerk
Fee $ 21ºº # of Pgs 1

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