



NTT-64338KR
page 1 of 2

Vol M04 Page 37057

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kee-Ann Batory

4309 Black Pine Road

Cottonwood, CA 96022

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

Kee-Ann Batory

4309 Black Pine Road

Cottonwood, CA 96022

Escrow No. MT64338-KR

State of Oregon, County of Klamath
Recorded 06/09/2004 3:28 p m
Vol M04 Pg 37057-58
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

SPECIAL WARRANTY DEED

Steven Batory & Kee-Ann Batory, Grantor(s) hereby grant, bargain, sell, warrant and convey to **Kee-Ann Batory, an unmarried woman** 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:

The W1/2 W1/2 of Government Lot 7 in Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3910-02100-01400-000

Key No: 600503

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 claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$1.00.

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 4 day of June, 2004.

Steven Batory

Kee-Ann Batory
Kee-Ann Batory

State of California

County of Sacramento

This instrument was acknowledged before me on June 4th, 2004 by Katherine Ann Batory
Steven Batory

[Signature]
(Notary Public for California)

My commission expires Sept 9, 2007



2600

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Dated this 4 day of June, 2004.

Steven Batory

Steven Batory

Kee-Ann Batory
Kee-Ann Batory

State of California
County of NAPA

This instrument was acknowledged before me on June 4, 2004 by Steven Batory.

Linnea Rodgers
(Notary Public for California)

My commission expires 7-16-04

