

05 MAY 6 AM 10:50

MT-69326 LW



Vol M05 Page 32865

State of Oregon, County of Klamath  
Recorded 05/06/2005 10:50 a m  
Vol M05 Pg 32865-66  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

THIS SPACE RE

After recording return to:

PHILIP ~~W.~~ <sup>V.</sup> WALTER

270 HWY 138

CRESTLINE, CA 92325

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

PHILIP ~~W.~~ <sup>V.</sup> WALTER

270 HWY 138

CRESTLINE, CA 92325

Escrow No. MT69326-LW

### STATUTORY WARRANTY DEED

**RALPH R. BATIE and NANCY BATIE, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **PHILIP ~~W.~~ <sup>V.</sup> WALTER and CYNTHIA D. WALTER, husband and wife**, 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:

#### EXHIBIT "A" LEGAL DESCRIPTION

The South 1/2 of the following described property:

A tract of land situated in the SE1/4 NW1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at the Northwest corner of the SE1/4 NW1/4; thence South along the West line of SE1/4 NW1/4 440 feet; thence East parallel with the North line of the SE1/4 NW1/4 to the West line of Larson Creek; thence Northerly along said creek to the North line of the SE1/4 NW1/4; thence West along said line to the point of beginning.

Tax Account No: 3407-01100-00500-000

Key No: 190233

*Buyers are hereby restricted from building any structures of permanent nature within 30 ft. of any existing buildings on adjacent lands.*

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 **\$45,000.00**.

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 2nd day of May, 2005

2600  
am

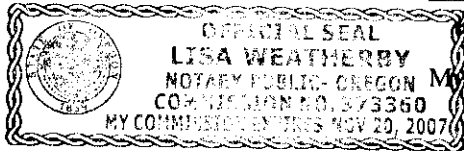
Ralph R. Batie  
RALPH R. BATIE

Nancy Batie  
NANCY BATIE

32866

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 2, 2005 by RALPH R. BATIE and NANCY BATIE.



Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/07