

After Recording Return to:

ARDIS KEENE and RYAN PRATT

921 Mt. View Dr.Eagle Point, Or. 97524

Until a change is requested all tax statements
 Shall be sent to the person & address shown above.

State of Oregon, County of Klamath

Recorded 08/29/05 3:55 pm

Vol M05 Pg 63035

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'05 AUG 29 PM3:55

ATE 62106

WARRANTY DEED
 (INDIVIDUAL)

EDNA L. HANSEN and SUSAN R. BATCHELOR, herein called Grantors, convey(s) to ARDIS KEENE and RYAN PRATT, not as tenants in common, but with rights of survivorship, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Westerly 110 feet of Lot 2, Block 5, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-028CD TL 12000 KEY #374311

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$72,900.00.
 (here comply with the requirements of ORS 93.930)

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 August 11, 2005.

Edna L. Hansen
 EDNA L. HANSEN
Susan R. Batchelor
 SUSAN R. BATCHELOR

STATE OF TEXAS, County of Bexar) ss.

On August 26, 2005, personally appeared the above named EDNA L. HANSEN and SUSAN R. BATCHELOR and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00062106

Before me:

Notary Public for Texas

My commission expires:

April 22, 2009

Official Seal

