

M05-72079

Klamath County, Oregon

12/29/2005 03:48:48 PM

Pages 2 Fee: \$26.00



After recording return to:

Mr. & Mrs. Ralph Batie
Box 726
Chiloquin, OR. 97624

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

Address shown above.

File No.: 7021-724980 (MTA)

Date: December 12, 2005

STATUTORY WARRANTY DEED

BRUCE E. BRINK, Grantor, conveys and warrants to **RALPH BATIE AND NANCY BATIE, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A portion of Lot A Enterprise Tract # 24, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of Lot A of Subdivision of Enterprise Tract 24, Klamath County, Oregon, 675 feet South of the Northwest corner of said Lot A; thence South along the West line of said Lot A, 75 feet; thence East 299.5 feet; thence North 75 feet;; thence West 299.5 feet to the place of Beginning.

This property is free from liens and encumbrances, EXCEPT: an existing Trust Deed, by assignment, now in favor of Sterling Savings Bank, which existing Trust Deed the Grantee herein does not agree to assume and pay and Grantor holds Grantee harmless therefrom. Grantor hereby states and affirms that this existing Trust Deed will be paid in full prior to, or at the time of, payment in full of the All-inclusive Trust Deed between Grantor and Grantee herein, recorded immediately after recording this Deed.

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

JK

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.

The true consideration for this conveyance is **\$88,000.00**. (Here comply with requirements of ORS 93.030)

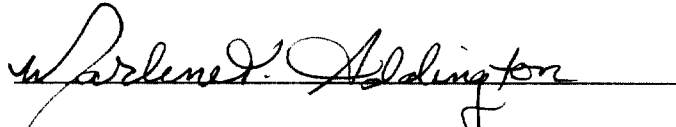
Dated this 29th day of December, 2005.



Bruce E. Brink

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29th day of December, 2005
by **Bruce E. Brink**.



Notary Public for Oregon

My commission expires: March 22, 2009

