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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

M06-07044

Klamath County, Oregon

04/11/2006 02:43:02 PM

Pages 1 Fee: \$21.00

Larry Batsell
 3405 PATERSON
 Klamath Falls OR 97603
 Grantor's Name and Address
 Beverley Miles & Matthew Miles
 As Husband and wife
 1205 Pacific Terr. K Falls, OR 97601
 Grantee's Name and Address

SPAC

RECI

After recording, return to (Name, Address, Zip):

Beverley & Matthew Miles
 1205 Pacific Terrace
 Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Beverley & Matthew Miles
 1205 Pacific Terrace
 Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LARRY BATSELL

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Beverley Miles and Matthew Miles, as tenants by the entirety, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

3405 Paterson
 The Northerly 80 feet of lot 21 and the Southerly 15 ft. of lot 22, Valley View addition, according to the official Plat thereof on file in the office of the county clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,712.22. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols \oplus , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on April 11, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Larry D. Batsell

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

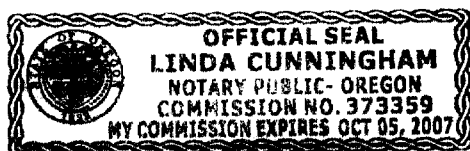
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on April 11, 2006by LARRY BATSELL

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Linda Cunningham
 Notary Public for Oregon

My commission expires 10-5-2007

21.00