

2006-017680

Klamath County, Oregon

After Recording Return to:  
**JAMES L. BATEMAN and GAIL BOGART**  
**PO BOX 3665**  
**LA PINE, OR 97739**



09/01/2006 11:10:07 AM

Fee: \$21.00

Until a change is requested all tax statements  
Shall be sent to the following address:  
(same as above)

Order No. 61129NP

**WARRANTY DEED**

*ASPEN! 63817*  
**STEVEN J. JETER and CORALEE A. JETER and JOSHUA D. JETER**, herein called grantor,  
convey(s) to **JAMES L. BATEMAN and GAIL BOGART**, Not as Tenants in Common but with the  
**Rights of Survivorship**, herein called grantee, all that real property situated in the County of  
**DESCHUTES**, State of Oregon, described as:

Lot 4, Block 19, Tract No. 1061, SECOND ADDITION TO RIVER PINE ESTATES, according to the  
official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 except any real property  
taxes due but not yet payable; 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 **\$139,050.00**.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING  
FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, ORS 197.352.  
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 AND 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 ORS 197.352.**

Dated: AUGUST 30, 2006

*Joshua D Jeter*  
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**JOSHUA D. JETER**

*Steven J Jeter*  
\_\_\_\_\_  
**STEVEN J. JETER**

*Coralee A Jeter*  
\_\_\_\_\_  
**CORALEE A. JETER**

STATE OF OREGON, County of Lane ) ss.

On August 30, 2006, personally appeared the above named **STEVEN J. JETER and CORALEE A. JETER and JOSHUA D. JETER** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*  
Notary Public for Oregon  
My commission expires: May 22, 2009

Official Seal

