

2007-007864

Klamath County, Oregon



05/01/2007 03:31:58 PM

Fee: \$21.00

MT78775-SH

After recording return to:

Richard W. Batsell

9128 St. Andrews Circle

Klamath Falls, OR 97603

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

Richard W. Batsell

9128 St. Andrews Circle

Klamath Falls, OR 97603

Escrow No. MT78775-SH

Title No. 0078775

SWD

### STATUTORY WARRANTY DEED

**Jack O. Catron**, Grantor(s) hereby convey and warrant to **Richard W. Batsell and Angela K. Batsell, as tenants by the entirety**, 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:

UNIT B, BUILDING NO. 7 STAGE VIII, PLAT OF TRACT 1271 – SHIELD CREST CONDOMINIUMS, located in Lot 11 and a part of Lot 10, Block 4 of Tract 1257 – Resubdivision of a Portion of the First Addition to Shield Crest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$340,000.00**.

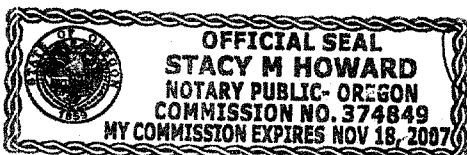
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 this 27 day of April, 2007

Jack O. Catron  
Jack O. Catron

State of Oregon  
County of Klamath

This instrument was acknowledged before me on April 27, 2007 by Jack O. Catron.



Stacy M Howard  
(Notary Public for Oregon)  
My commission expires Nov 18, 2007