2008-014755 Klamath County, Oregon



10/30/2008 03:19:54 PM

Fee: \$26.00



After recording return to: James Bateman & Gail Bogart 1661 Cheryl Drive LaPine, OR 97739

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

File No.: 7032-1291289 (CAH) Date: October 24, 2008

THIS SPACE	RESERVED	FOR	RECORDER'S	USE

STATUTORY WARRANTY DEED

James D. Bateman, who took title as James L. Bateman and Gail Bogart, Grantor, conveys and warrants to James D. Bateman and Gail Bogart, not as tenants in common, but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

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.**

Subject to:

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.

The true consideration for this conveyance is \$The purpose of this deed is to correct Grantor's initial. (Here comply with requirements of ORS 93.030)

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APB 10/24/09
OP 10/24/08

File No.: 7032-1291289 (CAH)
Date: 10/24/2008

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this A Miday of Of Kole 2008

James D. Bateman

STATE OF Oregon

))ss.

County of Klamath

This instrument was acknowledged before me on this by James D. Bateman & Gail Bogart.

y James D. Bateman & Gan Bogart.

Notary Public for Oregon My commission expires:

Gail Bogart

10-04-2011