

2011-009466

Klamath County, Oregon



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08/16/2011 03:54:11 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Louie Martin
6326 Patterson Street
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Louie Martin
6326 Patterson Street
Klamath Falls, OR 97603

Jeannette M. Batten
P. O. Box 5018
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Louie Martin
6326 Patterson Street
Klamath Falls, OR 97603

BARGAIN AND SALE CONVEYANCE OF LIFE ESTATE

LOUIE MARTIN, hereinafter referred to as grantor, conveys to **LOUIE MARTIN and JEANNETTE M. BATTEN, as tenants in common**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

ALL OF GRANTOR'S ESTATE AS A LIFE TENANT IN AND TO THE FOLLOWING-DESCRIBED REAL PROPERTY:

Parcel I: The East 254 feet of Lot 17, ANKENY GARDEN TRACTS, in the County of Klamath, State of Oregon.

SUBJECT, HOWEVER, to the following:

1. Regulations, including levies, liens and utility easements of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Reservations contained in deed to W. J. Pentecost, et ux., in Deed Volume 263 at page 243, and in Deed Volume 263 at page 316, Records in Klamath County, Oregon.

Property ID #: R806337

Map Tax Lot #: R-3909-024BO-02201-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 16 day of AUGUST, 2011.

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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Louie Martin
Louie Martin

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16 day of August, 2011, by Louie Martin.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-14

