

**2013-007491**

Klamath County, Oregon

07/01/2013 03:28:13 PM

Fee: \$47.00

After recording return to:

DREW DECHENNE

12481 Crystal Springs Rd.

Klamath Falls, OR 97603

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

DREW DECHENNE

12481 Crystal Springs Rd.

Klamath Falls, OR 97603

Escrow No. MT97831-DS

Title No. 0097831

SWD r.020212

STATUTORY WARRANTY DEED**KATHERINE ANN BATORY, TRUSTEE OF THE KEE ANN BATORY TRUST DATED
SEPTEMBER 15, 2005,**

Grantor(s), hereby convey and warrant to

DREW DECHENNE,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:Lot 4 in Block 2 of RIVER RANCH ESTATES, according to the official plat thereof on file in the Office of the
County Clerk of Klamath County, Oregon.The true and actual consideration for this conveyance is **\$224,500.00**.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:*47 AMT*

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of June, 2013.

THE KEE ANN BATORY TRUST DATED
SEPTEMBER 15, 2005

BY: Katherine Ann Batory

KATHERINE ANN BATORY, TRUSTEE

State of _____
County of _____

This instrument was acknowledged before me on _____, 2013 by KATHERINE ANN BATORY, TRUSTEE OF THE KEE ANN BATORY TRUST DATED SEPTEMBER 15, 2005.

(Notary Public for Oregon)

My commission expires _____

see attached not acknowledged.
or

ACKNOWLEDGMENT

State of California

County of Napa)

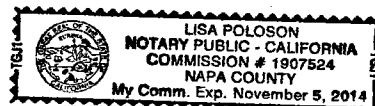
On 28 June 2013 before me, Lisa Poloson, Notary Public
(insert name and title of the officer)

personally appeared Katherine Ann Bator,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



statutory warranty deed