

2016-010457

Klamath County, Oregon



00193127201600104570020020

10/03/2016 09:41:52 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:  
Ralph Batie, Trustee  
Nancy Batie, Trustee  
Post Office Box 726  
Chiloquin OR 97624

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## BARGAIN AND SALE DEED

Ralph R. Batie and Nancy Batie, husband and wife, Grantors, convey unto Ralph Batie and Nancy Batie, as Trustees of the Ralph and Nancy Batie Family Trust, Dated September 27, 2016, and their successors in Trust, Grantees, their interest in the following-described real property.

A tract of land situated in Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NW corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; thence South along the West line of SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  660 feet and the true point of beginning; thence continuing South 660 feet to the South line of SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; thence East parallel with the North line of SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  to the West line of Larson Creek; thence Northerly along said creek to the North line of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence West along said line to the point of beginning.

Klamath County Assessor's Account No. R-3407-01100-00700-000  
and Property ID No. R190206

More commonly referred to as 45877 Larkin Creek Road, Chiloquin,  
Oregon 97624

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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 27 day of September 2016.

Ralph R. Batie  
Ralph R. Batie

Nancy Batie  
Nancy Batie

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 27, 2016 by Ralph R. Batie and Nancy Batie.

Wendy Lynn Young  
Notary Public for Oregon  
My Commission Expires: 7-9-19

