



2016-010606

Klamath County, Oregon

10/05/2016 02:33:00 PM

Fee: \$52.00

THIS SPACE RESERVED

After recording return to:

Stephen D. Bateman and Danielle M. Bateman

PO Box 317

Keno, OR 97627

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

Stephen D. Bateman and Danielle M. Bateman

PO Box 317

Keno, OR 97627

File No. 121922AM

STATUTORY WARRANTY DEED

Kathrene L. DeRosa and Claudia McCarty,

Grantor(s), hereby convey and warrant to

Stephen D. Bateman and Danielle M. Bateman, 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:

Lot 2, Block 34, Fifth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$160,000.00.**

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 30 day of Sept, 2016.

Signed in counterpart
Kathrene L. De'Rosa

Claudia McCarty
Claudia McCarty

State of Oregon } ss
County of Klamath }

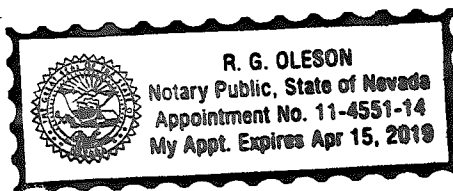
On this _____ day of _____, 2016, before me, _____ a
Notary Public in and for said state, personally appeared Katherine L. De'Rosa, known or identified to me to be the person(s)
whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: _____

see Nevada
State of ~~Oregon~~ } ss
County of ~~Klamath~~ } see
see

On this 30 day of Sept, 2016, before me, R. G. Oleson a
Notary Public in and for said state, personally appeared Claudia McCarty, known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

R. G. Oleson
Notary Public for the State of ~~Oregon~~ NEVADA see
Residing at: ~~Klamath Falls, Oregon~~ Pahrump, NV see
Commission Expires: 4-15-2019



Dated this 29 day of September, 2016

Katherine L De Rosa
Kathrene L. De'Rosa

Signed in counter part
Claudia McCarty

State of Oregon } ss
County of Klamath }

On this _____ day of _____, 2016, before me, _____ a
Notary Public in and for said state, personally appeared Katherine L. De'Rosa, known or identified to me to be the person(s)
whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: _____

State of Oregon } ss
County of Klamath }

On this _____ day of _____, 2016, before me, _____ a
Notary Public in and for said state, personally appeared Claudia McCarty, known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: _____

A notary public or other officer completing this certificate verifies only the
identity of the individual who signed the document to which this certificate is
attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA, COUNTY OF Sacramento
On 9/29/16 before me, DONNA LABELLE, notary public, personally appeared
Kathrene L. De Rosa

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 instrument in her/his/their authorized capacity(ies), and that
by his/her/their signature on the instrument the person(s), or the entity upon
behalf of which the person(s) 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. IN WITNESS my hand and official seal.

SIGNATURE Donna Labelle

