



THIS SPACE RESERVED FOR

**2018-012358**

**Klamath County, Oregon**

10/09/2018 01:45:59 PM

Fee: \$87.00

After recording return to:

David Stuart Rogers and Janlyn J Rogers

45877 Larkin Creek Road

Chiloquin, OR 97624

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

David Stuart Rogers and Janlyn J Rogers

45877 Larkin Creek Road

Chiloquin, OR 97624

File No. 250487AM

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### STATUTORY WARRANTY DEED

**Ralph Batie and Nancy Batie, as Trustees of the Ralph and Nancy Batie Family Trust, dated September 27, 2016,**

Grantor(s), hereby convey and warrant to

**David Stuart Rogers and Janlyn J Rogers, 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:

**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 SE1/4NW1/4; thence South along the West Line of SE1/4NW1/4 660 feet and the true Point of Beginning; thence continuing South 660 feet to the South line of SE1/4 NW1/4; thence East parallel with the North line of SE1/4NW1/4 to the West line of Larson Creek; thence Northerly along said Creek to the North line of the S1/2SE1/4NW1/4; thence West along said line to the Point of Beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3407-01100-00700-000

R-3407-01100-00700-000

The true and actual consideration for this conveyance is \$289,000.00.

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:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**

Return To: 

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 4 day of Oct, 2018.

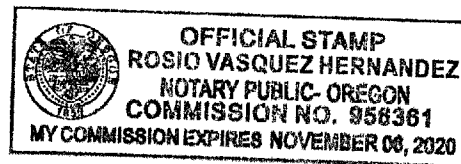
Ralph and Nancy Batie Family Trust

Ralph Batie, Trustee

Ralph Batie, Trustee

Nancy Batie trustee

Nancy Batie, Trustee



State of Oregon} ss.  
County of Klamath}

On this 4<sup>th</sup> day of October, 2018, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Ralph Batie and Nancy Batie known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ralph and Nancy Batie Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: Nov 06, 2020