

2020-008331

Klamath County, Oregon



00261775202000083310020025

07/08/2020 02:42:50 PM

Fee: \$87.00

WARRANTY DEED

Stephen Douglas Bateman and
Danielle Mary Bateman
Grantor

Stephen D. Bateman and
Danielle M. Bateman
P.O. Box 317
Klamath Falls, OR 97627
Grantee

After recording return to:
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that, We, STEPHEN DOUGLAS BATEMEN and DANIELLE MARY BATEMAN, as Tenants by the Entirety, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to STEPHEN D. BATEMAN and DANIELLE M. BATEMAN, as Tenants by the Entirety, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances there unto belonging or in any wise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 1, Block 34, Tract No. 1081 - FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is an inter-spousal transfer.

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 7th day of July, 2020.

Stephen Douglas Bateman
Stephen Douglas Bateman

Danielle Mary Bateman
Danielle Mary Bateman

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to (or affirmed) before me on July 7, 2020 by Stephen Douglas Bateman and Danielle Mary Bateman, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Dona Alleen Nelson
Notary Public for Oregon
My Commission Expires: # 3-7-2022

(SEAL)

