

2021-018350

Klamath County, Oregon

12/10/2021 01:08:01 PM

Fee: \$92.00

Return To:



After Recording Return to:

Warren Matti

PO Box 137

Crescent, OR 97733

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

File No. DE16493/511494AM

STATUTORY WARRANTY DEED

Candice C. Battrell and Timothy G. Battrell trustees of the Candice C. Battrell and Timothy G. Battrell Revocable Trust, dated December 13, 2010,

herein called grantor, convey(s) and warrant(s) to

Warren Matti,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

*see attached exhibit "A"

(Map #2409030DB09500, Account # 153951, Map #2409030DB09400, Account # 153960)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$75,000.00.**

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, AND 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: December 10, 2021

Candice C. Battrell and Timothy G. Battrell trustees of the Candice C. Battrell and Timothy G. Battrell Revocable Trust, dated December 13, 2010

By: Candice C Battrell
Candice C. Battrell, Trustee

By: Timothy G Battrell
Timothy G. Battrell, Trustee

STATE OF OREGON, County of Deschutes) ss.

On December 10, 2021, personally appeared the above named **Candice C. Battrell and Timothy G. Battrell** trustees of the Candice C. Battrell and Timothy G. Battrell Revocable Trust, dated **December 13, 2010** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Nicole Marie Day
Notary Public for Oregon
My commission expires: 1/31/2025

Official Seal

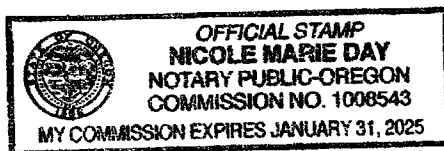


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lot 15 in Block 30 of Crescent, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Highway Commission by Deed recorded August 31, 1943 in Deed Volume 158, page 169, Records of Klamath County, Oregon.

ALSO the vacated alley, which inures by law thereto, as vacated by order of vacation in Volume 346 page 463, Klamath County Deed Records, between said lots, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Lots 16 and 17 in Block 30 of Crescent, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Highway Commission by deed recorded April 29, 1943 in Deed Volume 155, page 31, records of Klamath County, Oregon.

ALSO the vacated alley, which inures by law thereto, as vacated by order of vacation in Volume 346 page 463, Klamath County Deed Records, between said lots, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.