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11/15/2023 09:05:05 AM

Fee: \$92.00

## WARRANTY DEED

KNOW MEN BY THESE PRESENTS, THAT CATHERINE J. BATTEN, Trustee of THE JOHN & CATHERINE BATTEN REVOCABLE TRUST dated March 2, 2020, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by KENNETH BATTEN, Trustee of THE JOHN & CATHERINE BATTEN REVOCABLE TRUST restated December 18, 2021, and any amendments or restatements thereto, (Patricia Jane McLaughlin is designated Successor Trustee), hereinafter called "Grantee", conveys and warrants unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above noted, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

**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**

AFTER RECORDING RETURN TO:

Grantland & Abel  
3235 Hillcrest Park Dr. #106  
Medford, OR 97504

SEND TAX STATEMENTS TO:

No Change

-1- WARRANTY DEED

Law Offices of  
GRANTLAND & ABEL  
3235 Hillcrest Park Dr. #106  
Medford, OR 97504  
(541) 773-6855

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 ORS 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.

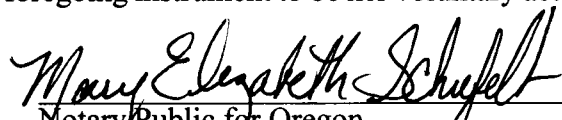
In construing this Deed and where the context so requires, the singular includes the plural.

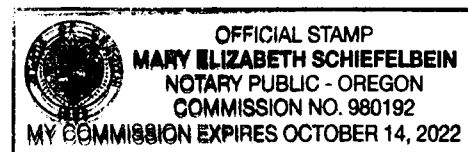
IN WITNESS WHEREOF, the Grantor executed this instrument this 18<sup>th</sup> day of December, 2021.

  
CATHERINE J. BATTEN

STATE OF OREGON                    )  
County of Klamath                ) ss.  
~~Jackson~~

Personally appeared before me this 18<sup>th</sup> day of December, 2021, the above named CATHERINE J. BATTEN and acknowledged the foregoing instrument to be her voluntary act and deed.

  
Notary Public for Oregon  
My Commission Expires 10-14-22



## **EXHIBIT "A"**

### **PARCEL 1:**

A parcel of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 30, Township 39 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 30, Township 39 South, Range 13 East of the Willamette Meridian; thence West 430 feet; thence South 660 feet; thence East 430 feet; thence North 660 feet to the point of beginning.

### **PARCEL 2:**

The NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 30, Township 39 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM a parcel of land described as follows: Beginning at the Northeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 30; thence West 430 feet; thence South 660 feet; thence East 430 feet; thence North 660 feet to the point of beginning.