

52-25

8888

WARRANTY DEED

1237

WATM-65 Page 2908

J. V. LA CLAIR and B. M. LA CLAIR, husband and wife, hereinafter called Grantors, convey to RAYMOND F. BATTY and HARRIET BATTY, husband and wife, hereinafter called Grantees, all that real property situated in Klamath County, State of Oregon, described as:

NE1/4 SW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian;

Lot 3 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, EXCEPTING THEREFROM THAT portion described as follows:

Beginning in the center of a county road along the West line of said Section 18 at a point 1624.5 feet North of the Section line between Sections 18 and 19 of said township and range; thence South 55° 36' East, along the Northerly line of the property deeded to James W. Straw by Deed recorded in Book 49 at page 238, to the South line of said Lot 3; thence West to the West line of said Section 18; thence North to the point of beginning;

All that portion of Lot 4 and of the SE1/4 SW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, lying between the Northerly line of the property deeded to James W. Straw as described in Book 49 at page 238, and the "J" lateral of the U.S. Government Reclamation System and the North line of Lot 4 and of the North line of the North line of the SE1/4 SW1/4 of said Section 18,

SUBJECT TO: A certain Mortgage, including the terms and provisions thereof, executed by J. V. LaClair and B. M. LaClair, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal corporation, dated March 30, 1956, recorded April 4, 1956 in Volume 170 at page 16, Mortgage Records of Klamath County, Oregon, given to secure payment of \$20,000.00 as evidenced by a note of even date,

and covenants that Grantors are the owners of the above described property free of all encumbrances except reservations, restrictions, easements, rights-of-way of record and those apparent upon the land; 1965-66 taxes which are a lien, but not yet payable; rules, regulations, liens and assessments of water user districts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 11th day of October, 1965.

J. V. LaClair
B. M. LaClair

STATE OF OREGON)
County of Douglas) ss.
October 11, 1965.

Personally appeared the above-named J.V. La Clair and B. M. La Clair, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

NOTARY PUBLIC FOR OREGON
My Commission expires: 12/31/66

Ref: Orig Title

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STATE OF OREGON, COUNTY OF KLAMATH, ss:
Filed for record at request of Oregon Title Insurance Co.
this 19 day of Oct. A.D. 19 65 11:14 P. M., and
at o'clock
and recorded in Vol. M-65, of Deeds on Page 2908
Fee \$3.00
DOROTHY ROGERS, County Clerk
By *Jane M. Mearns*
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