

WARRANTY DEED

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55210

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This Indenture Witnesseth, THAT Dedrick A. Childers and Billie J. Childers,

hereinafter known as grantors for the consideration hereinafter recited, husband and wife, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

Frank J. Batchelor, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 9 of THIRD ADDITION to Winema Gardens, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in deed recorded September 28, 1949, Volume 234 of Deeds, page 248, Records of Klamath County, Oregon; Right of Way to The California Oregon Power Company, recorded May 28, 1956, in Deed Volume 283, page 413, Records of Klamath County, Oregon; Reservations and restrictions contained in the dedication of Third Addition to Winema Gardens.

The true and actual consideration for this transfer is \$ 26,000.00

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 6th day of August, 1971.

(SEAL) *Dedrick A. Childers* (SEAL)  
(SEAL) *Billie J. Childers* (SEAL)

ALASKA Third Judicial District ss. August 9, 1971  
STATE OF OREGON ss.

Personally appeared the above named Dedrick A. Childers and Billie J. Childers, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon: Alaska  
My commission expires 6/30/75

From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

STATE OF OREGON, } ss.  
County of KLAMATH }

I certify that the within instrument was received for record on the 11th day of August, 1971, at 4:10 o'clock p. M., and recorded in book M. 71 on page 8433 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Hazel Drayton* Deputy  
FEE \$1.50

Return  
First Federal  
540 Main  
Klamath Falls, Oregon  
97601

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