

50607

Vol. 72 Page 1627

WARRANTY DEED

We, CLARENCE E. BLETCHER and PATRICIA ANNE BLETCHER, husband and wife, hereinafter referred to as "Grantors" do hereby grant, bargain, sell and convey unto RICHARD R. BATSELL and LARRY D. BATSELL, a partnership doing business under the assumed business name of Batsell Brothers Oil Company, hereinafter referred to as "Grantees", their heirs, successors and assigns, all 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:

From the Southeast Corner of Section 28, Township 35 South, Range 7, East of the Willamette Meridian; South 89°43' West 501.6 feet to an iron pin, the point of beginning; thence North 8°41' West 612.87 feet to an iron pin on the Southerly boundry of that parcel of land described in Deed Volume 317 page 366; thence East along said parcel 130 feet to an iron pin; thence South 8°41' West 609.41 feet to an iron pin thence South 89°43' West 65 feet to the point of beginning. Containing 1.33 acres more or less.

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land; Liens, charges, rights of way for ditches or canals in connection with Modoc Irrigation Project; Agreement between K.E. Smith and California Oregon Power Company, dated January 26, 1943, recorded February 11, 1943, in Deed Volume 153, page 57, records of Klamath County, OREGON: Right of way by and between James E. Rogers and Cora Rogers and the California Oregon Power Company, dated May 17, 1960, recorded May 19, 1960, in Deed Volume 321, page 307, records of Klamath County, Oregon; Easement for roadway given by Adah Ball Pearson, et al, to L.D. Arnold, dated May 18, 1929, recorded August 26, 1959, Volume 315 of Deeds, page 291, records of Klamath County, Oregon, covering the South 30 feet of the property.

Subject to:

Contracts or liens for irrigation or drainage, reservations and restrictions of record, and easements and rights of way or record and those apparent on the land.

Grantors hereby covenant to and with Grantees, their heirs, successors and assigns, that they are lawfully

11628

seized in fee simple of the above granted premises, free from all encumbrances except those above stated, and that Grantors will warrant and forever defend the above granted 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 true and actual consideration paid for this transfer is two thousand dollars (\$2, 000.00).

IN WITNESS WHEREOF, the Grantors have executed this instrument this 13th day of July, 1972.

Clarence E. Bletcher
Clarence E. Bletcher

Patricia Anne Bletcher
Patricia Anne Bletcher

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named Clarence E. Bletcher and Patricia Anne Bletcher, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed this 13th day of July, 1972.

Linda Dawn Bugh
Notary Public
My commission expires: 9/8/75

STATE OF OREGON, COUNTY OF KLAMATH; ss.
Filed for record at request of RICHARD R. BATSELL
this 11th day of OCTOBER A. D. 19 72 at 1 o'clock P.M., and
duly recorded in Vol. M 72, of DEEDS on Page 11627

FEE \$ 4.00

Wm D. MILNE, County Clerk

Hazel Dring

WARRANTY DEED
Page 2 ---