

WARRANTY DEED

28-5758
RAYMOND F. BATTY and JESSIE H. BATTY, also known as J. HARRIET BATTY,

husband and wife, hereinafter called grantors, convey to LENNIE E. ALEXANDER
and IRMA A. ALEXANDER, husband and wife, all that real property situated in
the County of Klamath, State of Oregon, to-wit:

The following described real property in Klamath County, Oregon:

PARCEL 1:

A tract of land situated in the Northeast quarter of the Southeast
quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 9, Township 39 South, Range 10 East of
the Willamette Meridian, more particularly described as follows:

Beginning at a one-half ($\frac{1}{2}$) inch iron pin on the East line of
said Section 9, said point being South 00° 08' West a distance of
30.00 feet from the 5/8 inch iron pin marking the East one-fourth
($\frac{1}{4}$) corner of said Section 9; thence South 00° 08' West along the
East line of said Section 9 a distance of 208.71 feet to a one-half
($\frac{1}{2}$) inch iron pin; thence North 89° 52' West a distance of 208.71
feet to a one-half ($\frac{1}{2}$) inch iron pin; thence North 00° 08' East
parallel with the East line of said Section 9 a distance of 208.53
feet to a one-half ($\frac{1}{2}$) inch iron pin; thence South 89° 55' East a
distance of 208.71 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the Northeast quarter of the Southeast
quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 9, Township 39 South, Range 10 East of
the Willamette Meridian, Klamath County, Oregon, more particularly
described as follows:

Beginning at a point on the East section line of said Section 9 which
is South 00° 08' West a distance of 238.71 feet, more or less, from
the 5/8 inch iron pin marking the East one-fourth corner of said
Section 9 and said point also being the Southeast corner of that certain
tract of land described as Parcel 1 in the Deed recorded April 28, 1966
in Volume M-66 at page 3788 of Klamath County, Oregon Deed Records;
thence, South 00° 08' West along said East line of Section 9 a distance
of 160.83 feet, more or less, to a point which is the Northeast corner
of that certain tract of land conveyed to Ethelda Croft by Deed recorded
in Volume M-66 at page 6590 of Klamath County, Oregon Deed Records;
thence North 89° 52' West along the North line of said Croft tract a
distance of 208.71 feet, more or less, to the Northwest corner of said
Croft tract; thence, North 0° 08' East parallel with said East line of
said Section 9, a distance of 160.83 feet, more or less, to the South-
west corner of said tract of land described as Parcel 1 in said Deed
recorded in Volume M-66 at page 3788 of Klamath County, Oregon Deed
records; thence, South 89° 52' East along the South line of said Parcel
1 a distance of 208.71 feet, more or less, to the point of beginning.

SUBJECT TO: Zoning Ordinances, building and use restrictions, reservations
and patents, easements of record, if any; printed conditions and to:

14539

1 1. Rights of the public in and to any portion of said premises lying
2 within the limits of public roads and highways.

3 2. Easements, including the terms and provisions thereof, set out in
4 Deed dated April 13, 1966, recorded April 28, 1966 in Deed Volume M-66 at page
5 3788, executed by William E. Cunningham, et ux., et al., to Raymond F. Batty,
6 et ux. (Parcel 1).

7 3. Easement, including the terms and provisions thereof, as set out
8 in deed dated April 25, 1969, recorded May 13, 1969, in Book M-69 at page
9 3598, executed by William E. Cunningham, et ux., et al., to Raymond F. Batty,
10 et ux. (Parcel 2).

11 and grantors covenant that it is free from encumbrances created or suffered by
12 grantors, and that grantors will warrant and defend the same against all persons
13 who may lawfully claim by, through, or under grantors.

14 The true and actual consideration for this transfer is \$33,500.00.

15 The foregoing recital of consideration is true as we verily believe.

16 Dated this 9 day of November, 1972.

Raymond F. Batty
J. Harriet Batty

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20 STATE OF OREGON)
21 COUNTY OF MORROW) ss:

22 On this 9 day of November, 1972, personally appeared the within
23 named RAYMOND F. BATTY and JESSIE E. BATTY, also known as J. HARRIET BATTY,
24 husband and wife and acknowledged the foregoing instrument to be their voluntary
25 act and deed. Before me:

Joan Hughes
Notary Public for Oregon
My commission expires: 8/21/1974

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29 STATE OF OREGON; COUNTY OF KLAMATH, ss.
TRANSAMERICA TITLE INS. CO

Filed for record at request of _____
this 18th day of December A. D., 19 72 at 11:27 o'clock A M., and duly recorded in
Vol. M 72, of DEEDS on Page 14538

FEE \$ 4.00

WM. D. MILNE, County Clerk
By W. D. Milne