

KNOW ALL MEN BY THESE PRESENTS, That Keith L. Thomas and Margaret E. Thomas, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor said by Charles R. Batishko and Karen L. Batishko, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey 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 and State of Oregon, described as follows, to-wit:

A parcel of land in SE 1/4 of SE 1/4 Section 7, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 1/2 inch iron pin at the Southeast corner of Section 7; thence North 0° 28' East 331.40 feet to a point; thence South 74° 15' West 442.2 feet to a 1/2 inch iron pin on the Easterly right-of-way of a county Road; thence South 31° 31' East 240 feet to a point; thence South 89° 42' East 294.3 feet, more or less to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 trust deed, including the terms and provisions thereof, given by Keith L. Thomas and Margaret E. Thomas, husband and wife as grantor, to William Ganong, Jr., as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation as beneficiary, dated March 12, 1971, recorded March 17, 1971 in Volume M-71 page 2278, Microfilm records of Klamath County, Oregon, to secure the payment of \$16,800.00, and those restrictions of record or apparent upon the face of the land.

and that grantor 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, stated in terms of dollars, is \$ 25,900.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 28th day of September, 1973

Keith L. Thomas
Margaret E. Thomas

STATE OF OREGON, County of Boulder Klamath, ss. September 28, 1973
Personally appeared the above named Keith L. Thomas and Margaret E. Thomas, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Donald E. Kueper*
Notary Public for Oregon Colorado
My commission expires My Commission Expires Dec. 7, 1975.

(OFFICIAL SEAL)
NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Keith L. Thomas and Margaret E. Thomas

TO
Charles R. Batishko and Karen L. Batishko

AFTER RECORDING RETURN TO

Chuck Fisher & Assoc.
403 Main
City

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$ 2.00

STATE OF OREGON

County of KLAMATH ss.

I certify that the within instrument was received for record on the 18th day of OCTOBER, 1973, at 1:22 o'clock P.M., and recorded in book M. 73 on page 14075 or as filing fee number 82703, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title

By *Hazel Drazic* Deputy