

KNOW ALL MEN BY THESE PRESENTS, That Lester R. Batson and Edith I. Batson,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald R. Clausen and Beverly A. Clausen, 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:

The North one-half of the Northeast one-quarter of the Southeast one-quarter of Section 16, Township 23, South Range 10, East of the Willamette Meridian, Klamath County, State of Oregon

Save and except a Thirty (30) foot strip on the West side for roadway purposes.

(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

Easements of Record.

and that grantor will warrant and forever defend the said 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 \$12,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29 day of October, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California } ss.  
County of Stanislaus  
October 29, 1975

Personally appeared the above named  
Lester R. Batson and Edith I. Batson

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
OFFICIAL Seal  
Notary Public for Oregon  
My commission expires June 12, 1976

California  
STATE OF OREGON, County of Stanislaus } ss.  
October 29, 1975  
Personally appeared Lester R. Batson and Edith I. Batson who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 10th day of November, 1975, at 3:51 o'clock P.M., and recorded in book M75 on page 14099 or as file/reel number 7057, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By [Signature] Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$3.00

Lester R. Batson & Edith I. Batson  
333 Reed Road  
Salinas, California  
GRANTOR'S NAME AND ADDRESS  
Donald R. Clausen and Beverly A. Clausen  
596 Cherokee Court  
Salinas, California 93901  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
D. R. & B. A. Clausen  
596 Cherokee Court  
Salinas, California 93901  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
D. R. & B. A. CLAUSEN  
596 Cherokee Court  
Salinas, Ca. 93901  
NAME, ADDRESS, ZIP

TRUSTEE'S DEED OF  
RECONVEYANCE  
TRANSAMERICA TITLE  
INSURANCE COMPANY  
TO

AFTER RECORDING RETURN TO  
Mr. and Mrs. Jerry  
Batsell  
5523 Cottage  
Klamath