

36172

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that J. GLEN BATY and DELLA M. BATY, his wife, in consideration of Ten and No/100 (\$10.00) Dollars to them paid by RONALD K. WILKERSON and PATRICIA A. WILKERSON, his wife, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said RONALD K. WILKERSON and PATRICIA A. WILKERSON, their heirs and assigns, all the following bounded and described real property situated in the County of Klamath and State of Oregon:

Lot Thirty-Three (33), VILLA SAINT CLAIR, Klamath County, Oregon, according to the duly recorded plat thereof;

Subject to acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, water and irrigation rights in connection therewith; rules, regulations and assessments of South Suburban Sanitary District; reservations and restrictions of record, and 1963-64 taxes, now a lien, but not yet payable.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all their right, title and interest in and to the same including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said RONALD K. WILKERSON and PATRICIA A. WILKERSON, his wife, as tenants by the entirety, their heirs and assigns forever. And J. GLEN BATY and DELLA M. BATY, his wife, grantors above named, do covenant to and with RONALD K. WILKERSON and PATRICIA A. WILKERSON, his wife, grantees above named, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free and clear from all encumbrances except as above stated, and that they will, and their

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heirs, executors and administrators, shall warrant and forever defend the above granted premises and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantors above named, have hereunto set their hands this 30 day of August, 1963.

J. Glen Baty
Della M. Baty

STATE OF OREGON }
COUNTY OF KLAMATH } ss.

August 30, 1963.

Personally appeared J. GLEN BATY and DELLA M. BATY, his wife, grantors above named, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marion Perry
Notary Public for Oregon
My Commission Expires: 9-23-66

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 22 day of SEPTEMBER A. D. 1977 at 4:01 o'clock PM, and
duly recorded in Vol. M77, of DEEDS on Page 17820

FEE \$ 6.00

Wm D. MILNE, County Clerk

Burroughs & Letch

(2-Warranty Deed)

L. ORTH SISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON