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TA 38-14213

FORM No. 633—WARRANTY DEED (Individual or Corporate)

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR 97204

1-1-74

43858

WARRANTY DEED

Vol. 78

3792

KNOW ALL MEN BY THESE PRESENTS, That DAVID M. ORMSBY and VALERIE G. ORMSBY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD R. BATSELL and KATHERINE A. BATSELL, 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 portion of Lots 15 through 18 in Block 6, ST. FRANCIS PARK, in the County of Klamath, State of Oregon, described as follows: Beginning at the North-west corner of Lot 18 of Block 6 in ST. FRANCIS PARK and running thence South along the West line of said lot, 46 feet 8 inches to an iron pin which marks the true point of beginning; thence East to an iron pin on the East line of Lot 15 in said Block 6 which is 46'8" South from the Northeast corner of said Lot 15; thence South along the East line of said Lot 15 a distance of 46'8" to an iron pin; thence West to an iron pin on the West line of Lot 18 which is South along said West line a distance of 46'8" from the point of beginning; thence North along the West line of said Lot 18 to the point of beginning; all being the center 46'8" of Lots 15 through 18 in Block 6 in ST. FRANCIS PARK.

SUBJECT TO: All future real property taxes & assessments; regulations, including levies, assessments, water & irrigation rights & easements for ditches & canals, of Enterprise Irrigation District & South Suburban Sanitary District.

(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 as above set forth, and, reservations, restrictions, easements and rights of way of record, and those apparent on the land,

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 \$ 15,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 23rd day of February, 1978; 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)

David M. Ormsby
Valerie G. Ormsby

STATE OF OREGON,)
County of Klamath) ss.
February 19 78.

STATE OF OREGON, County of) ss.
February 19 78.

Personally appeared and 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

Personally appeared the above named DAVID M. ORMSBY and VALERIE G. ORMSBY, husband and wife,

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

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.

Before me: Susan K. Karsich
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-6-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

David M. Ormsby et ux
6143 Onyx
Klamath Falls, Oregon 97601

Richard R. Batsell et ux
2405 Gettle
Klamath Falls, Oregon 97601

After recording return to:

Mr. & Mrs. Richard R. Batsell
2405 Gettle
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 28th day of February, 1978, at 3:31 o'clock P.M., and recorded in book M78 on page 3792 or as file/reel number 43858. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By: [Signature] Deputy

Fee \$3.00