

Until a change is requested, all tax statements shall be sent to the following address: MT 7151 Vol. 78 Page 25478
STEVE JOSSE

58240

P.O. Box 10, BONANZA, ORE, 97023

WARRANTY DEED

RICHARD R. BATSELL and LARRY D. BATSELL, hereinafter referred to as Grantors, as tenants in common, do hereby grant, bargain, sell and convey unto STEVEN C. JOSSE and MARY ANN JOSSE, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lot 26, FAIR ACRES SUBDIVISION #1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 5 feet.

SUBJECT TO: (1) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

(2) The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

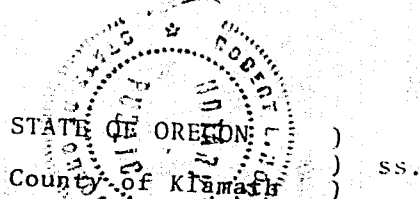
(3) Reservations as contained in Deed recorded August 9, 1932, in Deed Volume 98, page 119, Deed Records of Klamath County, Oregon: "excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same; said right to be for the benefit of the lands and premises adjoining the above-described land."

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors 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 is \$15,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 24 day of November, 1978.



Richard R. Batsell
Larry D. Batsell

Before me this _____ day of November, 1978, personally appeared the above-named RICHARD R. BATSELL and LARRY D. BATSELL.

WARRANTY DEED (1)

MY COMMISSION EXPIRES 8/9/80

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

(S E A L)

Robert L. Kardon
Notary Public for Oregon
My Commission Expires: 8-9-80

after recording return to:
Horton Ranch Realty
4052 S. 6th
Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title co.
on 13th day of November A. D. 1978 at 2:45 clock P. M., and
fully recorded in Vol. M78, of Deeds on Page 25478

By Bernice A. Heloich Wm. D. MILNE, County Clerk

Fee \$6.00