

TA 38-20155-3-7

77246

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 79 Page 27412

JERRY T. BATSELL

RAUL R. DURAN

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 4, Block 2, COUNTRY GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Agreement between Henry E. Ankeny, et al., and the United States of America, dated February 12, 1906 recorded August 26, 1909 in Book 27 at page 340, Deed Records, for water ditch.
4. Agreement between United States of America and J. W. Siemens, dated March 20, 1919, recorded April 19, 1919 in Book 50 at page 163, as supplemented by contract between United States of America and J. W. Siemens, dated February 19, 1920, recorded June 7, 1920 in Book 52 at page 567, Deed Records, for drainage purposes.
5. An easement created by instrument, including the terms and provisions thereof, Dated March 13, 1951, Recorded March 20, 1951 in book 246 at page 30, in favor of Charles G. Axel, et ux., for Pipeline for irrigation.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
** continued on reverse side

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 53,000.00 *

Dated this 23rd day of November, 19 79.

Jerry T. Batsell
JERRY T. BATSELL

STATE OF OREGON, County of Klamath) ss.

November 23, 19 79 personally appeared the above named
Jerry T. Batsell
instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/4/81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Raul R. Duran
60415 Logan St.
K. Falls, OR 97601
Send Tax Stmt's To:
Same as now listed

STATE OF OREGON,

) ss.

County of)

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

27413

6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Country Gardens.
7. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : December 2, 1971 Book: M-71 Page: 12674
8. Set back provisions as delineated on the recorded plat, 20 feet from front lot line.
9. Utility easements as delineated on the recorded plat along rear lot lines.
10. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$40,375.00
Dated : November 9, 1977 Book: M-77 Page: 21743
Recorded : November 10, 1977
Mortgagor : Jerry T. Batsell and Jeri Lynn Batsell
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
Loan #76638 of which grantees herein agree to assume & pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 23rd day of November A. D. 19 79 at 4:08 clock P. M., am.

duly recorded in Vol. M79, of Deeds on Page 27412

Wm. D. MILNE, County Clerk

Fee \$7.00

Bernetha Ketch