

10007

T/A # M-38-16353
WARRANTY DEED (INDIVIDUAL)

Vol. 188 Page 3279

GLENN BALDWIN and JUDY BALDWIN, husband and wife

JOHN W. BATTEN and CATHERINE J. BATTEN, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

A parcel of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30, Township 39 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30, Township 39 South, Range 13 East of the Willamette Meridian; thence West 430 feet; thence South 660 feet; thence East 430 feet; thence North 660 feet to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

See attached Exhibit "A"

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 \$ 115,000.00 * includes this and other property

Dated this 9th day of March, 19 82.

Glenn P. Baldwin
Judy C. Baldwin

STATE OF OREGON, County of Klamath ss.

On the 12TH day of March, 19 82 personally appeared the above named Glenn Baldwin and Judy Baldwin and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. Patzke
Notary Public for Oregon

My commission expires: 11-2-82

- * 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: *Y. Tapes*

Mr. & Mrs. John W. Batten
Rt. 1, Box 21
Tulelake, Calif.

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

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Project and Langell Valley Irrigation District.
 2. Rights of the public in and to that portion of the above described property lying within the limits of roads and highways.
 3. As disclosed by the assessment roll and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
 4. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$52,000.00
- Dated : April 3, 1979
 Recorded : April 9, 1979 Book: M-79 Page: 7697
 Trustor : Glenn Baldwin and Judy Baldwin, husband and wife
 Trustee : Transamerica Title Insurance Co.
 Beneficiary : First National Bank of Oregon
- which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~separate~~this 16 day of March A.D. 19 82 at 3:40 o'clock P. M., and
duly recorded in Vol. M 32, of Deeds on Page 3279

Fee \$8.00

By EVELYN BIEHN, County Clerk