

19:07

MTC 11903

WARRANTY DEED

WENESS LAW PUBLISHING CO. PORTLAND, OR. 97204

Vol. M83 Page

619

KNOW ALL MEN BY THESE PRESENTS, That RICHARD NELSEN

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:

All that portion of the SW 1/4 of the SE 1/4 of Section 18, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, lying Southerly and Westerly of the Klamath Irrigation District Drain Canal Number 5.

SUBJECT TO: 1978-79 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; statutory powers, including the power of assessment, of Klamath Irrigation District; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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

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 \$ 18,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 99.050.)

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 10 day of July, 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)

STATE OF OREGON,

County of Klamath

July 10, 1978

Personally appeared the above named RICHARD NELSEN

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-20-81

STATE OF OREGON, County of

19

Personally appeared

) ss.

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

a corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Richard Nelsen
Route 1, Box 624 Matney Road
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Richard R. Batsell et ux
5811 Homedale Road
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard R. Batsell

NAME, ADDRESS, ZIP

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

Richard R. Batsell et ux

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 13 day of Jan, 1983, at 9:06 o'clock A.M., and recorded in book M83 on page 619 or as file/reel number 9307

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By: [Signature] Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE