

19308

Until a change is requested, all tax statements shall be sent to the following address: Klamath First Federal Savings & Loan Association

540 Main Street, Klamath Falls, OR 97601

WARRANTY DEED

RICHARD R. BATSELL and KATHERINE A. BATSELL, husband and wife, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto RICHARD W. BATSELL and ANGELA K. BATSELL, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, 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:

All that portion of the SW-1/4 of the SE-1/4 of Section 18, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly and Westerly of the Klamath Irrigation District Drain Canal No. 5.

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

(2) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.

(3) Waiver of Riparian Rights, including the terms and provisions thereof, executed by S. S. Henley, widow, to United States of America, dated June 26, 1905, recorded October 3, 1906, in Volume 21, page 392, Deed Records of Klamath County, Oregon.

(4) Acceptance of Terms and Conditions of Reclamation Extension Act, including the terms and provisions thereof, executed of Ellis Zachariah to United States of America, dated August 13, 1914, recorded January 2, 1915, in Deed Volume 43, page 213, Records of Klamath County, Oregon.

(5) Right of way for anchor guy, including the terms and provisions thereof, given by R. C. Groesbeck and Jean Groesbeck, husband and wife, to The California Oregon Power Company, a California corporation, dated October 14, 1938, recorded October 14, 1938, in Volume 118, page 509, Deed Records of Klamath County, Oregon.

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

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that he is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will

warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$32,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12th day of January, 1983.

Richard R. Batsell
Richard R. Batsell

Katherine A. Batsell
Katherine A. Batsell

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 12th day of January, 1983, personally appeared the above-named RICHARD R. BATSELL and KATHERINE A. BATSELL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Gerald V. Braun
Notary Public for Oregon
My Commission Expires: 11-12-86

After recording return to; Klamath First Federal Savings & Loan
540 Main St., Klamath Falls, OR

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record 9:07
this 13 day of Jan A.D. 1983 at clock A.M.
duly recorded in Vol. M83, of Deeds on p. 620
Fee \$8.00

By Evelyn Biehn, County Clerk
EVELYN BIEHN, County Clerk