

OA

48509

WARRANTY DEED

Vol. M 85 Page 6792KNOW ALL MEN BY THESE PRESENTS, That  
Gilchrist Timber Company

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Timothy G. Battrell and Candice Battrell, 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:

SEE ATTACHED LEGAL DESCRIPTION SHEET

(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 those of record

and that 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 \$ 21,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 26th day of April, 1985; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Gilchrist Timber Company

X Charles F. Shotts, Vice President

STATE OF OREGON,

X County of \_\_\_\_\_

ss.

, 19 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

And acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath ss.April 26, 1985Personally appeared Charles F. Shotts

and \_\_\_\_\_

who, being duly sworn, each for himself and not one for the other, did say that the former is the corporate Vice president and that the latter is the secretary of Gilchrist

Timber Co., 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  
Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires: 9-26-87

(If executed by a corporation, affix corporate seal)

Gilchrist Timber Company

Gilchrist, Oregon 97737

GRANTOR'S NAME AND ADDRESS

Timothy G. &amp; Candice Battrell

P.O. Box 112

Crescent, Oregon 97733

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pine Forest Escrow, Inc.

P.O. Box 685

La Pine, Ore. 97739

NAME, ADDRESS, ZIP

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

Timothy G. &amp; Candice Battrell

P.O. Box 112

Crescent, Oregon 97733

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

6793

## DESCRIPTION

## PARCEL 1:

Lot 15 in Block 30 of CRESCENT, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Highway Commission by deed recorded August 31, 1943 in Deed Volume at page 169; "ALSO that portion of the Northwesterly half of vacated alley in said Block 39 bordering said lot."

## PARCEL 2:

Lots 16 and 17 in Block 30 of CRESCENT, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Highway Commission by deed recorded April 29, 1943 in Deed Volume 155 at page 31. "ALSO that portion of the Northwesterly half of vacated alley in said Block 30 bordering said lot."

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 7th day of May A.D. 19 85  
at 2:17 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
Page 6792

EVELYN BIEHN, County Clerk  
By [Signature] Deputy  
Fee 9.00