

52035

ATC-M-29052

**Aspen**  
TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 12764

RICHARD R. BATSELL and LARRY D. BATSELL

convey(s) to OREGON BROADCASTING COMPANY, hereinafter called grantor,County of Klamath, State of Oregon, described as: all that real property situated in the

Lots 1, 2 and 3, Block 17, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, 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. Conditions, restrictions as shown on the recorded plat of Industrial Addition.

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except THOSE AS SET FORTH ABOVE

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 \$ 75,000.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> ~~part of the~~ consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.  
IN WITNESS WHEREOF, the grantor has executed this instrument this 13<sup>th</sup> day of August, 19 85.

Larry D. Batsell  
Richard R. Batsell

STATE OF OREGON, County of Klamath, ss.  
August 13, 19 85.

Personally appeared the above named Richard R. Batsell and Larry D. Batsell instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for State of OregonMy Commission Expires: 6-21-88

Richard R. &amp; Larry D. Batsell

GRANTOR'S NAME AND ADDRESS

Oregon Broadcasting Company

GRANTEE'S NAME AND ADDRESS

After recording return to:

Oregon Broadcasting CompanyBox 5M  
Medford, Oregon 97501  
NAME, ADDRESS, ZIP

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

Oregon Broadcasting CompanyBox 5M  
Medford, Oregon 97501  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 14<sup>th</sup> day of August, 19 85, at 10:55 o'clock A M., and recorded in book/reel/volume No. M85 on page 12764 or as document/fee/file/instrument/microfilm No. 52035, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$5.00

85 AUG 14 AM 10 55