

KCTC-3827

Until a change is requested, all tax statements shall be sent to the following address: P.O. Box 127

Return: CHEMULT, OREGON 97731

WARRANTY DEED

GUSTAVE N. DENNIS and ROSAURA A. DENNIS, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto WAYNE R. BATDORF and WILMA BATDORF, 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:

Lots 8 and 9 in Block 5 of Tract 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Reservations and restrictions in the dedication of Tract No. 1069 as follows: "...said plat being subject to: 1) 25 foot building set-back from front and side property lines. 2) Public utilities easements 16 feet in width centered on all side and back lot lines. 3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when adjoining property is properly developed. 4) All sanitary facilities subject to approval of the County Sanitarian. 5) Upper 35 feet from the high watermark, the mean thereof, of the Little Deschutes River is reserved for public access easement. 6) Public access to the Little Deschutes River is provided by easements 10 feet in width as shown on the annexed plat. 7) All existing easements and reservations of record. 8) A sanitary line set-back 100 feet from the flood plane of the Little Deschutes River as shown on the annexed plat."

(2) Articles of Association of Little Deschutes River Woods Owners Association, including the terms and provisions thereof, recorded March 12, 1973, in Volume M73, page 2591, Deed Records of Klamath County, Oregon. The above articles were amended by instruments recorded October 2, 1975, in Volume M75, page 12048 and recorded December 6, 1977, in Volume M77, page 23644 and 23645, Deed Records of Klamath County, Oregon.

(3) Right of Way Easement, including the terms and provisions thereof, given by Michael B. Jager and Margaret H. Jager and Clark J. Kenyon to Midstate Electric Cooperative, Inc., dated August 14, 1978, recorded September 6, 1978, in Volume M78, page 18615, Deed Records of Klamath County, Oregon.

(4) The interest of Joyce A. Humenik as grantee

under Quitclaim Deed from David W. Humenik, dated July 13, 1981, recorded August 7, 1981, in Volume M81, page 14095, Deed Records of Klamath County, Oregon, as part of Property Settlement agreement.

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

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors 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 \$31,000.00.

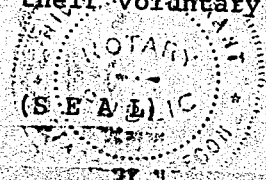
IN WITNESS WHEREOF, the Grantors have executed this instrument this 9th day of February, 1982.

Gustave N. Dennis
Gustave N. Dennis

Rosaura A. Dennis
Rosaura A. Dennis

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 9th day of February, 1982, personally appeared the above-named GUSTAVE N. DENNIS and ROSAURA A. DENNIS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Michael L. Brant
Notary Public for Oregon
My Commission Expires: 1-21-85

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of June A.D., 19 88 at 9:58 o'clock A M., and duly recorded in Vol. M88
of _____ Deeds on Page 8536.

FEE \$13.00

Evelyn Biehn
County Clerk

By Mary Moran