

5348

WARRANTY DEED

(Statutory Form)

Vol. m89 Page 17575

GRANTOR: WAYNE R. BATDORF AND WILMA F. BATDORF

CONVEYS AND WARRANTS TO

GRANTEE: KAY DUVALL

the following described real property free of encumbrances except as specifically set forth herein:

LOT 8, 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.

OVER TO CONTINUE

89 SEP 19 AM 10 48

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$ 10,000.00

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: SEPTEMBER 14, 1989

GRANTOR:

WAYNE R. BATDORF

WILMA F. BATDORF

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

GRANTEE: 300 No. 9th St. Cottage Grove, OR 97424STATE OF OREGON, County of LANEDate: SEPTEMBER 14, 1989

Personally appeared the above named

WAYNE R. BATDORF &
WILMA F. BATDORFand acknowledged the foregoing instrument to be
THEIR

voluntary act and deed. Before me:

Elizabeth Kelm

Notary Public for Oregon

5/1/90

My commission expires:

State of Oregon, County of _____

Date:

Personally appeared

sworn, stated that he is the

corporation and that the seal affixed hereto is its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Notary Public for Oregon

My commission expires:

WARRANTY DEED

BATDORF TO DUVALL

AFTER RECORDING RETURN TO
KEY TITLE CO. 29-3210
P.O. BOX 1456
EUGENE, OR 97440

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, County of _____

I certify that the within instrument was re-
ceived for record on the _____ day of
_____, 19____, at _____ o'clock

M., and recorded in book _____ on page _____
Witness my hand and seal of County affixed.

COUNTY CLERK

By _____

DEPUTY

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 19th day of Sept. A.D., 19 89 at 10:48 o'clock A.M., and duly recorded in Vol. M89 of Deeds on Page 17575.

FEE \$13.00

Evelyn Biehn County Clerk

By *Pauline M. Mendenhall*