

7586

WARRANTY DEED (INDIVIDUAL)

Vol. m89 Page 21577

GLENN BALDWIN and JUDY BALDWIN, husband and wife

hereinafter called grantor, convey(s) to  
JOHN W. BATTEN and CATHERINE J. BATTEN, husband and wifeall that real property situated in the County  
of Klamath, State of Oregon, described as:The NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 30, Township 39 South, Range 13 East of the  
Willamette Meridian, in the County of Klamath, State of Oregon.EXCEPTING THEREFROM a parcel of land described as follows: Beginning  
at the Northeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 30; thence West  
430 feet; thence South 660 feet; thence East 430 feet; thence North 660  
feet to the point of beginning.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Project and Langell Valley Irrigation District.
2. Rights of the public in and to that portion of the above described property lying within the limits of roads and highways.
3. As disclosed by the assessment roll and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

See 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 \$ 115,000.00 \* includes this and  
other propertyDated this 9th day of March, 1982

*Glenn P. Baldwin*  
*Judy C. Baldwin*

STATE OF OREGON, County of KLAMATH ) ss.

ON THIS 12th DAY OF MARCH, 1982 personally appeared the above named  
GLENN BALDWIN & JUDY BALDWIN and acknowledged the foregoing  
instrument to be THEIR voluntary act and deed.

Before me:

*Susan C. Latzke*

Notary Public for Oregon

My commission expires: 11-2-82

\* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

\*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: John W. Batten

*John W. Batten*  
*Route 1 Box 97*  
*Bonanza OR*

976 23

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record  
on the 8th day of Nov., 1989  
at 10:37 o'clock AM. and recorded in book M89  
on page 21577 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Doraine Mullendore Deputy

Fee \$8.00