

KNOW ALL MEN BY THESE PRESENTS, That RICHARD NELSEN hereinafter called the grantor, for and in the consideration hereinafter stated, to grantor paid by RICHARD R. BATSELL and KATHERINE A. BATSELL, husband and wife, as tenants by the entirety, hereinafter called grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

That portion of the E 1/2 NW1/4 of Section 19, Township 40 South, Range 10 E.W.M., lying Northerly and Easterly of the Klamath Irrigation District "C" Canal.

SUBJECT TO: All future real proeprty taxes and assessments; the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land; taxes for the year 1978-79 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District; reservations, restrictions, easements and rights of way of record, and those apparent on the land; rights of the public in any portion of the premises lying within the limits of any road or highway.

TO HAVE AND TO HOLD the same unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth 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 premises.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of June, 1979.

STATE OF OREGON )  
 ) ss.  
County of Klamath )

June 7, 1979

Personally appeared the above named RICHARD NELSEN and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

*[Signature]*  
Notary Public for Oregon  
My Commission expires: 1-7-84

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard R. Batsell the 26th day of April A.D., 19 90 at 9:30 o'clock A M., and duly recorded in Vol. M90 of Deeds on Page 7743.

FEE \$28.00

Evelyn Biehn - County Clerk

By *[Signature]*

Return: Richard R. Batsell

10403 Wildwood Ln, Klamath Falls, Or. 97603

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