Vnl. mgd Page 10775



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AFTER RECORDING RETURN TO: DAN BACHTELL

MARCI BACHTELL 2/84 Ogden Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

RAY E. HESSELGRAVE hereinafter called GRANTOR(S), convey(s) to DAN BACHTELL AND MARCI BACHTELL, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

ATE 35150 WARRANTY DEED

Beginning at a point 660 feet East and 396 feet North of an iron pin driven into the ground at the Southwest corner of the NW 1/4 of Section 1, Township 39 south, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said highway; thence West 330 feet; thence North 66 feet; thence East 330 feet; thence South 66 feet to the place of beginning.

MAP 3909-18C TL 3300 CODE 43

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 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 1) Regulations, including the levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. 2) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207. 3) Conditions and Restrictions in Deed: Recorded on September 24, 1942 in Book 150 at page 224. As follows: "...rights of way for irrigation and drainage ditches are reserved. Not more than two hogs shall be kept on said premises at any one time.

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 \$7,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

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IN WITNESS WHEREOF, the grantor has executed this instrument this day of May, 1990.

Sel set 9 RAY HESSELGRAVE

ie toszenk STATE OF OREGON, County of KLAMATH)ss.

Marke 4, 1990.

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Personally appeared the above named RAY E. HESSELGRAVE and acknowledged the foregoing instrument to be his voluntary act and deed.

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MSD@11 TILE & ESCROW, INC

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	of <u>Deeds</u>	on Page107 Evelyn Biehn		
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STATE OF OREGON: COUNTY OF KLAMATH:

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