

ATE 35150
WARRANTY DEED

AFTER RECORDING RETURN TO:
DAN BACHTELL
MARCI BACHTELL


2184 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:

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.

CODE 43 MAP 3909-1BC TL 3300

 "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.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 21st day of May, 1990.


RAY E. HESSELGRAVE

STATE OF OREGON, County of KLAMATH)ss.

June 4, 1990.

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

Continued on next page

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Before me,
Notary Public,
My Commission
PUBLIC
STATE OF OREGON

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day
of June A.D., 19 90 at 10:46 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 10775.

FEE \$33.00 Evelyn Biehn County Clerk
By Pauline Thurlow

FORM M-32 OF APRIL 1963 MAY BE OBTAINED FROM THE
DIRECTOR, FBI, WASHINGTON, D.C. 20535. FORM M-32
IS ONE OF A SERIES OF FORMS OF THE FBI, WASHINGTON, D.C.
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KUDRYANOV NIKOLAI
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LLTGE & ESCROW INC.

Label
12573

ANNE M. DEEN
C/O 20320

10442