

OK 22009

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTORVol. m90 Page 21775

WAYNE R. BATDORF, also known as WAYNE BATDORF and WILMA BATDORF, as tenants by the entirety  
conveys and warrants to MARION D. and BETTY J. INGRAM, Husband and Wife

Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:  
Lots 8 and 9 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.

51-2607-100-3500 &amp; 3600

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 12,000.00 (Here comply with the requirements of ORS 93.030)Dated this 25 day of OCT, 1990

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.

Wayne R Batdorf  
WAYNE R. BATDORF

Wilma F Batdorf  
WILMA F. BATDORF

STATE OF OREGON, County of LaneThis instrument was acknowledged before me on October 25, 1990by WAYNE R. BATDORF WILMA F. BATDORF

(SEAL)

Judy Amelung  
JUDY AMELUNG  
NOTARY PUBLIC - OREGON

My Commission Expires January 15, 1991

Notary Public for Oregon

My commission expires 1-15-1991

## WARRANTY DEED

WAYNE R. BATDORF

GRANTOR

MARION D. INGRAM

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

MARION D. INGRAM

BETTY J. INGRAM

H.C. 86 BOX 188

MYRTLE POINT, OR. 97458

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of SS.

I certify that the within instrument was received for record on the  
..... day of ....., 19.....,  
at ..... o'clock ..... M., and recorded  
in book/reel/volume No. .... on  
page ..... or as fee/file/instrument/microfilm/reception No. ....  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By ..... Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

90 OCT 30 AM 11:37

21776

1. Reservations as contained in deed from Klamath County, Oregon, recorded November 4, 1941 in Book 142 at page 264 and recorded November 8, 1941 in Book 142 at 363, Deed records of Klamath County, Oregon, as follows:

"Subject to all existing rights of way for utilities, highways, road and the like."

2. Reservations and restrictions as contained in plat dedication to wit:

(1) 25 foot building setback 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 the adjoining property is properly developed. (4) All sanitary facilities subject to approval of the County Sanitarian. (5) Upper 35 feet from high water mark ~~water mark~~, 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."

3. Articles of Association of Little Deschutes River Woods Owners Association, subject to the terms and provisions thereof, recorded in Volume M73, page 2951, and amendments thereto recorded in Volume M77, page 26644 and M77 at page 26645, Microfilm Records of Klamath County, Oregon.

4. Subject to the terms and provisions of the Little Deschutes River Woods Owners Association.

5. Electric Line Right of Way Easement, subject to the terms and provisions thereof;  
Dated: August 14, 1978  
Recorded: August 22, 1978  
Volume: M78, page 18615, Microfilm Records of Klamath County, Oregon  
In Favor of: Midstate Electric Cooperative, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day  
of Oct. A.D., 19 90 at 11:37 o'clock A.M., and duly recorded in Vol. M90,  
on Page 21775.  
of Deeds By Evelyn Biehn County Clerk  
Online Machine

FEE \$33.00