

49862

MT-28169-KR

WARRANTY DEED

Vol. 193 Page 19573

KNOW ALL MEN BY THESE PRESENTS, That

FRANK W. BORGES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JOHN E. BATZER

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed 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 encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 240,000.00

'However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of August, 19 92; if a corporate grantor, it has caused it; name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

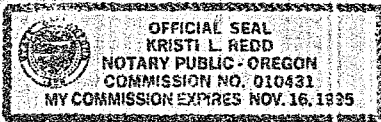
STATE OF OREGON

County of Klamath, ss.August 10, 19 92

Personally appeared the above named
FRANK W. BORGES

and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/10/95



FRANK W. BORGES

16880 HWY 66

KENO, OR 97627

GRANTOR'S NAME AND ADDRESS

JOHN E. BATZER

P.O. BOX 687

MEDFORD, OR 97501

GRANTEE'S NAME AND ADDRESS

After recording return by:

JOHN E. BATZER

P.O. BOX 687

MEDFORD, OR 97501

NAME, ADDRESS, ZIP

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

JOHN E. BATZER

P.O. BOX 687

MEDFORD, OR 97501

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning 854.4 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 620 feet to the South side of the Ashland-Klamath Falls State Highway; thence South 75 degrees 45' West, 200 feet; thence North 70 degrees 15' West, 200 feet; thence North 45 degrees West 200 feet; thence North 8 degrees 45' West, 400 feet; thence North 45 degrees West, 75 feet along the said State Highway; thence South 1122.6 feet; thence East 630.8 feet to the place of beginning.

A parcel of land situate in the NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 600 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 779 feet to the South side of Ashland-Klamath Falls Highway; thence South 58 degrees West 300 feet; thence South 620 feet; thence East 254.4 feet to the place of beginning.

ALSO

Beginning at a point 400 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 900 feet to the South side of Ashland-Klamath Falls Highway; thence South 58 degrees 45' West 233 feet; thence South 779 feet; thence East 200 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day
of Aug. A.D., 19 92 at 9:03 o'clock A. M., and duly recorded in Vol. M92,
of Deeds on Page 19573.

FEE \$35.00

Evelyn Biehn County Clerk

By Dorothy M. Muelin