

63725

06-28-93A10:54 RCVD


Aspen
 TITLE & ESCROW, INC.

WARRANTY DEED

02039728

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AFTER RECORDING RETURN TO:

 MICHAEL W. CHAMBERLAND
 HEATHER M. CHAMBERLAND

 3467 MADISON
 KLAMATH FALLS, OR 97603

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

 RICHARD W. BATSELL and ANGELA KAY BATSELL, husband and wife
 hereinafter called GRANTOR(S), convey(s) to MICHAEL W.
 CHAMBERLAND and HEATHER M. CHAMBERLAND, husband and wife
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

 A tract of land situated in the NW 1/4 SW 1/4 of Section 12,
 Township 39 South, Range 9 East of the Willamette Meridian, in
 the County of Klamath, State of Oregon, more particularly
 described as follows:

 Beginning at the Southwest corner of Lot 30, KENNICOTT COUNTRY
 ESTATES, said point being North 89 degrees 47' East a distance
 of 30.00 feet from the West one-fourth corner of said Section 12
 and being on the East line of Madison Street; thence North 89
 degrees 47' East along the South line of said Kennicott Country
 Estates a distance of 120.00 feet; thence South a distance of
 90.45 feet; thence West a distance of 120.05 feet to the East
 line of Madison Street; thence North along the East line of
 Madison Street a distance of 90.00 feet to the point of
 beginning.

CODE 41 MAP 3909-12CB TL 2500

 MC
 "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 covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land,

 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
 \$86,000.00.

 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 25th day of June, 1993.

 Richard W. Batzell
 RICHARD W. BATSELL

 Angela Kay Batzell
 ANGELA KAY BATSELL

STATE OF OREGON, County of Klamath)ss.

June 25, 1993.

 Personally appeared the above named RICHARD W. BATSELL and
 ANGELA KAY BATSELL and acknowledged the foregoing instrument to
 be their voluntary act and deed.

Before me:

Continued on next page

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Notary Public for Oregon
My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of June A.D., 19 93 at 10:54 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 15262.

Evelyn Biehn - County Clerk

By [Signature]

FEE \$35.00