

72378



12-07-93A10:23 RCVD

Vol. 93 Page 32432#01040855
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Larry D. Woodruff
13030 Lisa Road
Klamath Falls, OR 97603

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

LARRY D. BATSELL and EVELYN K. BATSELL, husband and wife,
hereinafter called GRANTOR(S), convey(s) to LARRY D. WOODRUFF
and JANICE H. WOODRUFF, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 1 in Block 3 of THE HIGHLANDS, in the County of Klamath,
State of Oregon.

Code 222, Map 3910-10C0, Tax Lot 800

"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
\$200,000.00.

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 3rd day of December, 1993.

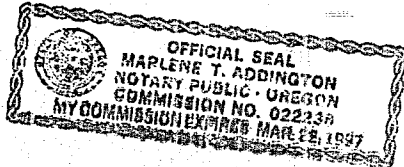
Larry D. Batsell
LARRY D. BATSELL

Evelyn K. Batsell
EVELYN K. BATSELL

STATE OF OREGON, County of Klamath) ss.

On December 3, 1993, personally appeared Larry D. Batsell
and Evelyn K. Batsell, and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co
on this 7th day of Dec. A.D. 19 93
at 10:23 o'clock A.M. and duly recorded
in Vol. M93 of Deeds Page 32432
Evelyn Biehn County Clerk
By Debra M. Williams

Fee, \$30.00

Deputy.