

WANDA L. BATERLEIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MITCHELL R. CLELAND and JEANNIE L. CLELAND, husband and wife, hereinafter called 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:

Lot 3 in Block 10 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*"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 to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."*

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 \$ 135,000.00

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 14 day of April, 1995; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

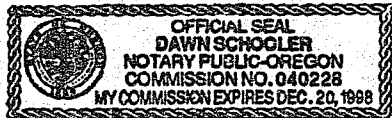
STATE OF OREGON,  
County of Klamath ) ss.

Personally appeared the above named  
WANDA L. BATERLEIN

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be her voluntary act and deed.

**Before me:**

Notary Public for Oregon  
My commission expires: 1



~~WANDA L. BATERLEIN~~

GRANTOR'S NAME AND ADDRESS  
MICHAEL R. CLELAND and JEANNIE L. CLELAND  
5704 STURDIVANT  
KLAMATH FALLS, OR 97603

After recording return to:  
MICHAEL R. CLELAND and JEANNIE L. CLELAND  
5704 STURDIVANT  
KLAMATH FALLS, OR 97603

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

**MICHAEL R. CLELAND and JEANNIE L. CLELAND**  
**5704 STURDIVANT**  
**KLAMATH FALLS, OR 97603**

NAME ADDRESS ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_.

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was  
received for record on the 19th  
day of April, 1995  
at 9:22 o'clock A M., and recorded  
in book M95 on page 9790 or as  
file/reel number 98566  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, Co Clerk  
*Bernetha Letsch* Recording Officer Deputy