



ASPEN 43379

WARRANTY DEED -- STATUTORY FORM

EMMET FLOYD ALBERTS SR. and PHYLLIS MARIE ALBERTS, Grantor,

conveys and warrants to

JACK R. BATCHELOR and OPAL L. BATCHELOR, husband and wife, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

LOT 3, BLOCK 3, TRACT NO. 1042, TWO RIVERS NORTH, IN THE COUNTY OF KLAMATH, STATE OF 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.

Except the following encumbrances:

SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$19,000.00.

Dated this 23RD day of JUNE, 19 95.

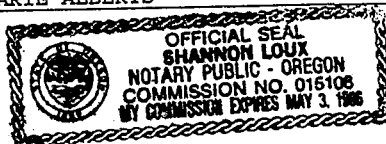
Emmet Floyd Alberts Sr.
EMMET FLOYD ALBERTS SR.

Phyllis Marie Alberts
PHYLLIS MARIE ALBERTS

STATE OF OREGON, County of LANE) ss.

This instrument was acknowledged before me on JUNE 23, 19 95,
by EMMET FLOYD ALBERTS SR. and PHYLLIS MARIE ALBERTS

Shannon Loux
Notary Public for Oregon
My commission expires: 5/3/96



EMMET FLOYD ALBERTS SR.
13340 SW RITA DR.
BEAVERTON, OR 97005
GRANTOR'S NAME AND ADDRESS

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

JACK R. BATCHELOR
34236 MATTHEWS RD.
EUGENE, OR 97405
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
1075 OAK STREET
EUGENE, OR 97401

EXHIBIT "A"

This property lies within and is subject to the levies and assessments of the Fire Patrol District.

Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Tract No. 1042, Two Rivers North.

Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

Easement, including the terms and provisions thereof:
For: Electric transmission and/or distribution line
Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Recorded: April 30, 1981
Book: M-81
Page: 7682
Fee No.: 99027

Subject to the terms and provisions of the D-Chutes Estates Partnership.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of June A.D., 19 95 at 10:57 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 16790.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller