



K-48261

STATUTORY WARRANTY DEED
 (Individual or Corporation)

RICHARD R. BATSELL AND KATHERINE A. BATSELL AND SUSAN L. DEESE WHO

TOOK TITLE AS SUSAN L. BERG

 conveys and warrants to MATTHEW D. CHAVARRIA AND JESSICA G. CHAVARRIA, HUSBAND AND WIFE, AND Grantor,
WILLIAM C. RANSOM AND KRISTINE J. RANSOM, HUSBAND AND WIFE **, Grantee,
 the following described real property in the County of KLAMATH and State of Oregon.

Lot 9, Block 5, Tract No. 1007 Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

** NOT AS TENANTS IN COMMON WITH FULL RIGHTS OF SURVIVORSHIP

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

 The true consideration for this conveyance is \$ 68,000.00 (Here comply with the requirements of ORS 93.030*).

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.

 DATED this 2nd day of August 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Richard R. Batzell
 RICHARD R. BATSELL

Susan L. Deese
 SUSAN L. DEESE WHO TOOK TITLE AS
 SUSAN L. BERG

Katherine A. Batzell
 KATHERINE A. BATSELL

 STATE OF OREGON, County of Klamath ss.

 The foregoing instrument was acknowledged before me this 2nd day of August 19 95 by RICHARD R. BATSELL, KATHERINE A. BATSELL and SUSAN L. DEESE
Genine Johnson
 Notary Public for Oregon,
 My commission expires: September 28, 1996

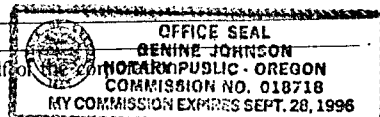
 After recording return to:
 MATTHEW D. CHAVARRIA/JESSICA G. CHAVARRIA
 4211 MYRTLEWOOD DRIVE
 KLAMATH FALLS, OR 97601
 NAME, ADDRESS, ZIP

 Until a change is requested all tax statements shall be sent to the following address:
 MATTHEW D. CHAVARRIA/JESSICA G. CHAVARRIA
 4211 MYRTLEWOOD DRIVE
 KLAMATH FALLS, OR 97601

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and _____ of _____ a corporation, on behalf of the _____


 STATE OF OREGON.
 County of Klamath ss.

Filed for record at request of:

Klamath Title Co
 on this 3rd day of Aug A.D. 19 95
 at 3:27 o'clock P M. and duly recorded
 in Vol. M95 of Deeds Page 20571.
Bernetha G. Leisch County Clerk

 By Deputy Deputy.

Fee, \$30.00