

05 MAY 19 PM 03:21

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After Recording Return to:  
**MICHAEL C. GRIFFIN**  
PO Box 81

Ft. Bragg, TX 95437

Until a change is requested all tax statements  
Shall be sent to the following address:

**MICHAEL C. GRIFFIN**

PO Box 81

Ft. Bragg, TX 95437

State of Oregon, County of Klamath

Recorded 05/19/05 3:21 P m

Vol M05 Pg 36677-78

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

*Aspen 613915ms*  
**WARRANTY DEED**  
(INDIVIDUAL)

**RICHARD R. BATSELL and KATHERINE A. BATSELL**, herein called grantor, convey(s) to **MICHAEL C. GRIFFIN**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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, contracts and/or liens for irrigation and/or drainage

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 **\$22,500.00**.  
(here comply with the requirements of ORS 93.930)

**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 May 17, 2005.

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\_\_\_\_\_

*Richard R. Batzell*

**RICHARD R. BATSELL**

*Katherine A. Batzell*

**KATHERINE A. BATSELL**

STATE OF OREGON, County of **Klamath**) ss.

On May 18, 2005 personally appeared the above named **RICHARD R. BATSELL and KATHERINE A. BATSELL** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



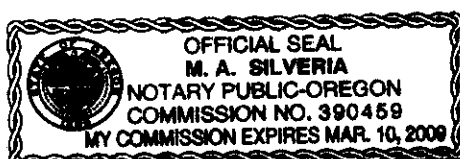
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061395

Before me: *M. A. Silveria*

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



**Exhibit A**

**A portion of Lots 15 through 18, Block 6, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:**

**Beginning at the Northwest corner of Lot 18 of Block 6, in ST. FRANCIS PARK and running thence South along the West line of said lot, 46 feet 8 inches to an iron pin which marks the true point of beginning; thence East to an iron pin on the East line of Lot 15 in said Block 6 which is 46 feet 8 inches South from the Northeast corner of said Lot 15; thence South along the East line of said Lot 15, a distance of 46 feet 8 inches to an iron pin; thence West to an iron pin on the West line of Lot 18 which is South along said West line a distance of 46 feet 8 inches from the point of beginning; thence North along the West line of said Lot 18 to the point of beginning, all being the center 46 feet 8 inches of Lots 15 through 18 in Block 6, in ST. FRANCES PARK.**

**CODE 041 MAP 3909-002CA TL 04400 KEY #518755**