August 3, 1971 — 11:11 a.m. 12675 M71 8124

FORM No. 633—WARRANTY DEED. STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967

KNOW ALL MEN BY THESE PRESENTS, That BERT GRAHAM and FLORENCE M. GRAHAM, husband and wife, *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* WAYNE A. MITCHELL and BARBARA MITCHELL, 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, that 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:*

Lots 5 and 6 of FRONTIER TRACTS, according to the duly recorded plat thereof on file with the County Clerk, Klamath County, Oregon.

SUBJECT TO: Restrictions prohibiting commercial enterprises, including the terms and provisions thereof, as set forth in Deed from Frontier Guest Ranch recorded September 22, 1959, in Deed Book 316 at page 20.

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 of the above granted premises, free from all encumbrances except as shown above *and that grantor will warrant and forever defend the above granted 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 $7,000.00 ~~XXXX