

10970

WARRANTY DEED

Vol. 76 Page 3120

KNOW ALL MEN BY THESE PRESENTS, That
LAWRENCE E. JAMES and VIRGINIA L. JAMES, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DANNY W. MITCHEL and CAROLYN J. MITCHEL, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
A tract of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, Township 39 South, Range 7 East of
the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at a point which is West 766.1 feet and North 447.4 feet from the SE $\frac{1}{4}$ of said
Section; thence continuing North 208.7 feet; thence West 208.7 feet; thence South 208.7
feet; thence East 208.7 feet to the point of beginning.

SUBJECT TO:

1. Liens and assessments, contracts, water rights, proceedings, taxes relating to irri-
gation, drainage and/or reclamation of said lands; and all rights of way for ditches,
canals and conduits, if any of the above there may be.
2. Right of way for transmission line, including the terms and provisions thereof,
granted by Thomas McCormick and Georgianna McCormick, his wife, to The California
Oregon Power Company, a California corporation, recorded April 8, 1926 on page 440
of Volume 69 of Deeds, records of Klamath County, Oregon.

(If space insufficient, continue description on reverse side)

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 set forth above

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 \$ 23,900.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 4 day of March, 1976;
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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
March 4, 1976

Personally appeared the above named
Lawrence E. James & Virginia L. James

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me: Paula McL
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/25/77

STATE OF OREGON, County of) ss.
1976

Personally appeared _____ and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

JAMES
GRANTOR'S NAME AND ADDRESS
MITCHELL
GRANTEE'S NAME AND ADDRESS
After recording return to:
Danny W. and Carolyn J. Mitchel
1815 Esplanade
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
State of Oregon D.V.A.
1225 Ferry St. S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
4th day of March, 1976,
at 4:29 o'clock P.M., and recorded
in book 76 on page 3120 or as
file/reel number 10970,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Hazel Craig Deputy

FEE \$ 3.00