

TIA 38-12862-M

34749

WARRANTY DEED (INDIVIDUAL)

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JERRY E. SCHILZ

hereinafter called grantor, convey(s) to

DON S. MITCHELL and THELMA E. MITCHELL, husband and wife

all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 19 in Block 6, JACK PINE VILLAGE, Klamath County, Oregon.

SUBJECT TO:

1. Rights of way, including the terms and provisions thereof, given to Pacific Telephone & Telegraph Company in Deed Volume 85 at page 65 and Deed Volume 85 at page 66, over the $W\frac{1}{2}SE\frac{1}{4}$, $SE\frac{1}{4}SW\frac{1}{4}$ of Sec. 24, $NE\frac{1}{4}NW\frac{1}{4}$ of Sec. 25 and $SE\frac{1}{4}NE\frac{1}{4}$, $W\frac{1}{2}NE\frac{1}{4}$, $SE\frac{1}{4}NW\frac{1}{4}$ of Sec. 25, for transmission and distribution of electricity.

-----continued on reverse-----

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as shown above and on reverse page

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 \$ 10,000.00.

Dated this 24 day of July August, 19 77.

Jerry E. Schilz
Jerry E. Schilz

STATE OF OREGON, County of MULT
Klamath) ss.

On this 24 day of July August, 19 77 personally appeared the above named
Jerry E. Schilz and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Vincent C. Colombe
Notary Public for Oregon

My commission expires: 5-13-79

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:
Mr. and Mrs. Don S. Mitchell
51446 Birch Road
LaPine, OR 97739

taxes also

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____.
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.
Witness my hand and seal of County affixed.

By _____

Title _____

Deputy _____

Continued-----

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2. Right of way agreement for gas pipe line 100 feet in width, including the terms and provisions thereof, granted to Pacific Gas transmission Company, a California corporation, recorded September 26, 1960 in Deed Volume 324 at page 292. Notice of location of said pipe line across the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Sec. 25 was recorded September 28, 1961 in Deed Volume 332 at page 580. Subject to the terms of document recorded July 27, 1972 in Book M-72 at page 8202, Microfilm Records, for the consent for road across the right of way of Pacific Pipe Line Station M. P. 493.5 as set forth in this exception.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 23, 1969 in Book M-69 at page 3870.
4. An easement created by instrument, including the terms and provisions thereof, dated May 19, 1969 and recorded May 22, 1969 in Book M-69 at Page 3857 in favor of Midstate Electric Cooperative, Inc. for Construction and operation of electric distribution line over said addition.
5. An easement created by instrument, including the terms and provisions thereof, dated May 19, 1969 and recorded May 27, 1969 in Book M-69 at Page 3955 in favor of Midstate Electric Cooperative, Inc. for Construction and distribution line over said addition.
7. Taxes for the year 1977-78 are a lien but not yet payable

FILED FOR RECORD BY TRANSAMERICA TITLE INS. CO.
ON 25th day of AUGUST A.D. 1977 3:46 P.M. and
duly recorded in Vol. M77, of DEEDS on Page 15768
FEE \$6.00
By Wm D. MILNE, County Clerk