

54377

WARRANTY DEED (INDIVIDUAL)

Vol. 178

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GARRISON C. MITCHELL and EMMA M. MITCHELL, husband and wife

LARRY LEE MITCHELL, a single person

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

The NE $\frac{1}{4}$ of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Taxes for the year 1978-79 are now a lien but not yet payable.

2. An easement created by instrument, including the terms and provisions thereof, Dated April 27, 1951, Recorded May 29, 1951 in Book 247 at Page 432, In favor of The California Oregon Power Co., a California Corporation, For 10 foot right of way for poles and lines.

3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

4. Regulations, including levies, assessments, drainage rights and easements of Pine Flat Improvement District,

5. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed above and on the back of this sheet

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 \$ 150,000.00

Dated this 23/57 day of August, 19 78.

Garrison C. Mitchell
GARRISON C. MITCHELL
Emma M. Mitchell
EMMA M. MITCHELL

STATE OF OREGON, County of Klamath

On this 23/57 day of August

Garrison C. Mitchell and Emma M. Mitchell

instrument to be their voluntary act and deed. 1978 personally appeared the above named and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

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)

MITCHELL

TO

MITCHELL

After Recording Return to:
Larry Lee Mitchell
Dairy, OR
Send Taxes To:
Dept. of Veterans' Affairs
1225 Ferry Street S.E.
Salem, OR 97310

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

19436

ment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

the 1st day of September A. D. 1978 at 10:47 o'clock A.M., on

Recorded in Vol. M78, of Deeds on Page 19435

Wm D. MILNE, County Clerk

By Gertrude Schisch

Fee \$6.00