

60734

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That

ALBERNI DEVELOPMENT COMPANY

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL STEVEN MITCHELL & REBECCA ANN MITCHELL, H. & W., MANUEL LEO MIRANDA & SALLY ANN MIRANDA, H. & W. 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:

The South $\frac{1}{2}$ of the North $\frac{1}{2}$ of SE $\frac{1}{4}$ and the North 16.88 feet of the South $\frac{1}{2}$ of SE $\frac{1}{4}$ that is lying East of the Easterly right of way line of the Malin-Bonanza Road, in Section 24, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The South $\frac{1}{2}$ of Government Lot 2 in Section 10, Township 40 South, Range 12 East of the Willamette Meridian, 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: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

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 \$27,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 5th day of January, 1979, 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

January 5, 1979

Personally appeared the above named Robert C. Johnson, a partner

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of

Personally appeared

and 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

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 behalf 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:
Notary Public for Oregon

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael Steven & Rebecca Ann Mitchell
P. O. Box 1387
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of January, 1979, at 10:36 o'clock A.M. and recorded in book M79 on page 631 or as file/reel number 60734.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY