

FRONTIER
TITLE & ESCROW CO.

80728

WARRANTY DEED

Vol. 1780 Page 3018

3018

ALL MEN BY THESE PRESENTS, That Tira J. Mitchell

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James L. Owens

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:

see reverse side

(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 easements and restrictions of record and those apparent on the face of the land

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 \$15,500.00---

~~However, the actual consideration consists of or includes other property of value given or promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 16 day of March, 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.

Tira J. Mitchell
Tira J. Mitchell(If executed by a corporation,
affix corporate seal)STATE OF OREGON,)
County of Klamath) ss.
March 16, 1979STATE OF OREGON, County of) ss.
, 19

Personally appeared and

Personally appeared the above named
Tira J. Mitchell

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)

Before me:

Nancy Smith

Notary Public for Oregon

My commission expires: 2-20-82

Notary Public for Oregon

My commission expires:

Tira J. Mitchell

GRANTOR'S NAME AND ADDRESS

James L. Owens
P.O. Box 1596
Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

FRONTIER TITLE and ESCROW CO.
P. O. BOX 5197
KLAMATH FALLS, OREGON 97601

Co.

Until a change is requested all tax statements shall be sent to the following address.

James L. Owens
P.O. Box 1596
Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-

ment was received for record on the

day of , 19

at o'clock P.M., and recorded

in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

3018A

The W $\frac{1}{2}$ of the following described property:

The S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, lying South of Woodland Park, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following described parcels of land:

That portion contained in Contract of Sale recorded December 11, 1975 in Book M-75 at page 15639, Microfilm Records, and that portion contained in Contract of Sale recorded July 19, 1976 in Book M-76 at page 10913, Microfilm Records, ALSO EXCEPTING THEREFROM that portion of the following described property lying in the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, Township 34 South, Range 7 East of the Willamette Meridian;

Beginning at the Northwest corner of the W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14, this corner being the true point of beginning of this description; thence East along the North line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 to the Northeast corner of said W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14; thence South along the East line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 a distance of 1158 feet to a point; thence North 60° West 541 feet to a point; thence West 429 feet to a point; thence North 887 feet more or less, to the South line of Woodland Park Subdivision; thence East along said South line of Woodland Park to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Frontier Title Co.

Filed for record at request of

this 14th day of February A.D. 1980 at 2:59 o'clock P.M.,

and recorded in Vol. M80, of Deeds on Page 3018

Wm D. MILNE, County Clerk

By Bernetha Hetsch

Fee \$7.00