

GEORGE T. MITCHELL AND JEAN R. MITCHELL, husband and wife,
hereinafter called grantor, convey(s) to
JOHN ROBERT CALDWELL AND TERESA CALDWELL, husband and wife,
all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

THIS DOCUMENT IS BEING RERECORDED TO CORRECT AN ERROR IN THE LEGAL
DESCRIPTION OF THE EASEMENTS

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See Attached Exhibit "A"

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 \$ 65,000.00

Dated this 5 day of May, 19 80.

George T. Mitchell
GEORGE T. MITCHELL
Jean R. Mitchell
JEAN R. MITCHELL

STATE OF OREGON, County of Klamath) ss.

May 5, 19 80 personally appeared the above named
George T. Mitchell and Jean R. Mitchell and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Donna K. Mateson
DONNA K. MATESON
NOTARY PUBLIC-OREGON
My Commission Expires 12/24/84

Notary Public for Oregon

My commission expires:

- 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:

Mrs. John Caldwell
6273 Hwy 39
Klamath Falls, OR 97601
Send taxes to:
Dept of Veterans
1225 Ferry St S.E.
Salem, OR 97310

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,)

) ss.

County of)

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.

Title

By

Deputy

8805

8241

A parcel of land in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 19 marked with a pin in the center of the Dalles-California Highway; thence East 465.6 feet; thence South 216.6 feet to $\frac{1}{2}$ " rebar which is the true point of beginning; thence East 273.2 feet to $\frac{1}{2}$ " iron rebar; thence South 97.51 feet to $\frac{1}{2}$ " iron rebar which is Northerly right of way of Dixon Drain; thence South 65° 35' West 300 feet along said drain right of way to iron rebar; thence North 221.52 feet to point of beginning. TOGETHER with an easement for ingress and egress, more particularly described as follows:

Beginning at a point on the East Right-of-Way Line of the Dalles-California Highway which lies 30 feet East and 320 feet South of the Northwest Corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; said point being the Southwest Corner of Parcel 2 in Deed to G. KEITH MOON and wife, by Deed recorded June 23, 1944, in Deed Book 166 at Page 303; thence

East along the South Line of said Parcel 2 of said Keith Tract a distance of 435.6 feet to the Southeast Corner thereof; thence

South and parallel to the West line of said Section 19 to the North Line of the U.S.R.S. Dixon Drain, which is the true point of beginning; thence

Westerly following the North line of said drain to its intersection with the East line of said highway; thence North 20 feet along the East line of said highway; thence Easterly and parallel with the North line of the U.S.R.S. Dixon Drain to a point 20 feet North of the true point of beginning; thence South 20 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 5th day of May A. D. 1980 at 5:40 o'clock P M., and

duly recorded in Vol. M80, of Deeds on Page 8240

WM. D. MILNE, County Clerk

By Bernetha J. Hetch

Fee \$7.00

INDEXED

b

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 13th day of May A.D., 1980 at 3:41 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 8804.

Fee \$7.00

WM. D. MILNE, County Clerk

By Bernetha J. Hetch Deputy