

K 34373

-WARRANTY DEED-

CLARENCE S. USSELMAN and DORIS L. USSELMAN, husband and wife, Grantors, convey and warrant to JAMES C. MITCHELL and JILL E. MITCHELL, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances except as specifically set forth herein:

A portion of Lots 11 and 12, Block 3, Altamont Acres, in the County of Klamath, State of Oregon, described as follows: Beginning at a point 75 feet East of the Southwest corner of Lot 11, Block 3, Altamont Acres; thence East along the South line of said Lot 11, 75 feet; thence North and at right angles to said South line of Lot 11, 217.6 feet to the North line of Lot 12 ~~in Block 3~~ in Block 3, Altamont Acres; thence West along the North line of Lot 12 in Block 3, Altamont Acres, a distance of 75 feet; thence South 217.6 feet to the place of beginning. EXCEPTING THEREFROM the South 5 feet thereof deeded to Klamath County for road purposes by deed book 329 at page 589.

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, given by Clarence S. Usselman and Doris L. Usselman, to William Sisemore, as Trustee for Klamath First Federal Savings and Loan Association, as beneficiary, dated March 3, 1978 and recorded March 6, 1978 in M-78 on page 4163, records of Klamath County, to secure the payment of \$32,000, which Trust Deed Grantees expressly assume and agree to pay according to the terms thereof.

SUBJECT TO AND EXCEPTING:

(1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; (2) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; (3) Rules, regulations and assessments of South Suburban Sanitary District; (4) Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; (5) Reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water user and sanitation districts.

The true and actual consideration for this transfer is Forty Nine Thousand Five Hundred and No/100ths (\$49,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantee at: 3509 Hillgard, K. Falls

DATED this 27 day of April, 1981.

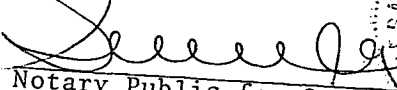
Return
Grantee
3509 Hillgard
K. Falls, Or

Clarence S. Usselman
Doris L. Usselman

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON)
)
 County of Klamath) ss. 4-27, 1981.

Personally appeared the above-named CLARENCE S. USSELMAN and DORIS L. USSELMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:


 Notary Public for Oregon
 My Commission expires: 2-28-83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 27th day of April A. D. 19 81 at 12:26 clock P M, and
 duly recorded in Vol. 481, of Deeds on Page 7506

EVELYN BIEHN, County Clerk

By Debra A. Jensen

Fee \$7.00

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED