

WARRANTY DEED

13881

This Indenture Witnesseth, THAT JAMES T. MITCHELL and WILLA D. MITCHELL, Husband and wife,

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9444

hereinafter known as grantors for the consideration hereinafter recited, grant, bargain, sell and convey unto PATRICIA A. SCOTT, Grantee,

heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 33 and the easterly 11 feet of Lot 32 of the Roselawn Subdivision of Block 70, BUENA VISTA ADDITION to the City of Klamath Falls, Klamath County, Oregon; together with the vacated portion of Oregon Avenue lying easterly of said Lot 33, and also the southerly one-half of the vacated alley lying north of and adjacent to said Lot 33 and the said easterly 11 feet of said Lot 32.

SUBJECT TO: Reservations, Restrictions, Easements and Rights of Way of record and those apparent on the land, if any

The true and actual consideration for this transfer is \$ 45,000.00.

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that Grantors are the owner in fee simple of said premises; that they are free from all incumbrances, except those set forth above, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 23rd day of July 19 82.

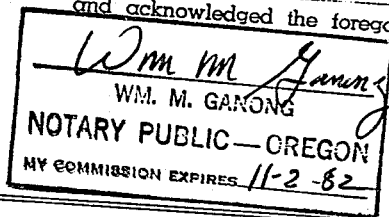
James T. Mitchell (SEAL)
James T. Mitchell

Willie D. Mitchell (SEAL)
Willie D. Mitchell

STATE OF OREGON, County of Klamath, ss. July 19 82

Personally appeared the above named James T. Mitchell and Willie D. Mitchell, husband and wife,

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



Before me:

Wm. M. Ganong

Notary Public for Oregon.

My commission expires 11-2-82

After recording return to:

William M. Ganong
1151 Pine Street
Klamath Falls, Oregon 97601

Until a change is requested, all tax statements shall be sent to the following name and address:
Mr. & Mrs. James T. Mitchell

1739 Oregon Avenue
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23 day of July 19 82, at 11:20 o'clock A. M., and recorded in book M 82 on page 9444 Record of Deeds of said County.

Witness my hand and seal of County clerk.

Evelyn Biehn County Clerk

County Clerk-Recorder

By *John M. Givens*
Fee \$4.00

Deputy

82 JUL 23 AM 11 20