

MOUNTAIN TITLE COMPANY INC.

31956

WARRANTY DEED

MT 13269-L Vol. 783 Page 22147

KNOW ALL MEN BY THESE PRESENTS, That Robert H. Mitchell and N. Gail Mitchell, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roger Michael Beyer

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 LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED

MOUNTAIN TITLE COMPANY INC.

(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 as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 65,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 91.030.)

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 28th day of December, 1983, 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)

Robert H. Mitchell

N. Gail Mitchell

STATE OF OREGON, County of Klamath, December 28, 1983.

Personally appeared the above named Robert H. Mitchell and N. Gail Mitchell and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My commission expires: 7/13/85

STATE OF OREGON, County of ss.

Personally appeared and 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 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 My commission expires:

(OFFICIAL SEAL)

Robert H. Mitchell and N. Gail Mitchell

GRANTOR'S NAME AND ADDRESS Roger Michael Beyer

P.O. Box 5045 Klamath Falls, Oregon 97601 GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

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 or as file/reel number.

SPACE RESERVED FOR RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

WISS

MTC NO. 13268-L

22148

DESCRIPTION

A parcel of land situated in the S $\frac{1}{2}$ NE $\frac{1}{4}$ Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 3/4" iron rod on the Westerly right of way line of Oregon State Highway 39 being the Southeast corner of said parcel, from which the East $\frac{1}{4}$ corner of Section 1 bears South 89° 45' 40" East 30.00 feet; thence North 89° 45' 40" West 950.84 feet along the center $\frac{1}{4}$ section line of Section 1 to a 5/8" iron rod; thence North 00° 15' 29" East, 229.06 feet to a 5/8" iron rod; thence South 89° 45' 40" East, 950.84 feet to a 5/8" iron rod at the intersection with the Westerly right of way line of said Highway 39; thence South 00° 15' 29" West 229.06 feet along the Westerly right of way line of said Highway 39 to the point of beginning, with bearings based on Minor Partition No. 79-82 on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1.. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
- 2.. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 28th day of December A. D. 19 83 at 3:42 o'clock P. M., and
duly recorded in Vol. M83, of Deeds on Page 22147

EVELYN BIEHN, County Clerk
By Sernetha J. Letsch

Fee \$8.00

