

1-1-74

40261

WARRANTY DEED

Vol. 184 Page 14363

KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE COMPANY, an Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOBBY L. MITCHELL and SHIRLEY J. MITCHELL, husband and wife, hereinafter called 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: A portion of Lot 1, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southerly line of 9th Street 104 feet Northwesterly from the Southeasterly (or most Easterly) corner of Lot 1, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS; thence Southwesterly and parallel with Grant (formerly Franklin) Street 86 feet; thence Northwesterly and parallel with 9th Street 50 feet; thence North-easterly parallel with said Grant Street 86 feet; thence Southeasterly along Southerly line of 9th Street 50 feet to the place of beginning. SUBJECT TO: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Nichols Addition. FURTHER SUBJECT TO: as continued on the reverse hereto\*\*

(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

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 \$ 5,000.00. 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 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 1st day of August, 1984, 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)

STATE OF OREGON,

County of \_\_\_\_\_

, 19

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

PACIFIC WEST MORTGAGE COMPANY, an Oregon Corporation

BY: H. Clayton Livengood, PresidentSTATE OF OREGON, County of MarionAugust 1, 1984Personally appeared H. Clayton Livengood who, being duly sworn,

did for himself ~~and not on behalf of the corporation~~ is the president and ~~authorized officer~~ of PACIFIC WEST

MORTGAGE COMPANY

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:

Nadia L. Cunningham

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-26-84

PACIFIC WEST MORTGAGE COMPANY, an Oregon Corporation

GRANTOR'S NAME AND ADDRESS

MITCHELL, Bobby L. and  
MITCHELL, Shirley J.,  
husband and wife

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Bobby L. Mitchell  
5822 Denver Avenue  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Bobby L. Mitchell  
as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ of document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

14364  
\*\*continued from the reverse hereto  
FURTHER SUBJECT TO: 1984-85 taxes, a lien not yet due and payable.

THIS IS THE SALE OF A FORECLOSED PROPERTY AND THE SELLER HAS NO KNOWLEDGE EITHER ACTUAL OR IMPUTED AS TO ANY CONDITIONS OR RESTRICTIONS WITH RESPECT TO SAID PROPERTY. BUYER TAKES THE PROPERTY IN "AS IS" CONDITION.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 20 day of Aug. A.D. 19 84  
at 3:58 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 14363

EVELYN BIEHN, County Clerk  
By [Signature] Deputy  
Fee 8.00

