

-WARRANTY DEED-

DENNIS D. DAVIS and PATRICIA R. DAVIS, husband and wife, Grantors, convey and warrant to ROBERT H. MITCHELL and N. GAIL MITCHELL, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 10, Block 2, HENLEY ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO AND EXCEPTING:

(1) Reservations, restrictions, easements and rights of way of record and those apparent upon the land; (2) Rules, regulations, liens and assessments of water users and sanitation districts; (3) Waiver of Riparian Rights as set forth in an instrument dated October 17, 1908, recorded in 1908, from E. S. Phillips, et ux, to United States of America in Book 25 at page 185, Deed Records; (4) Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$39,600.00 dated March 7, 1979, recorded March 8, 1979, in Book M-79, at page 5333, wherein Dennis D. Davis and Patricia R. Davis, husband and wife are Trustors, William Sisemore is Trustee and Klamath First Federal Savings and Loan Association, a corporation, is Beneficiary.

The true and actual consideration for this conveyance is \$56,000.00.

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.

Until a change is requested, all tax statements shall be mailed to Grantee at: _____.

DATED this 25TH day of October, 1984.

RETURN TO:
ASPEN TITLE
600 Main Street
Klamath Falls, OR 97601

Dennis D. Davis
Dennis D. Davis

Patricia R. Davis
Patricia R. Davis

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named DENNIS D. DAVIS and PATRICIA R. DAVIS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET

Notary Public for Oregon
My Commission expires: 12-31-88

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 25th day of October A.D., 1984 at 3:37 o'clock P M, and duly recorded in Vol M84, of Deeds on page 18364.

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy

Fee: \$4.00 Index: \$1.00