

43913

Aspen Title #M-28269
WARRANTY DEED (INDIVIDUAL) Vol. 184 Page 20515

STEVEN A MITCHELL and SHARON K. MITCHELL, as tenants by the entirety
 DONALD A. CLAUNCH and ZINA E. CLAUNCH, husband and wife
 of Klamath State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
 PARTICULAR USE OR USES OF THE PROPERTY
 DESCRIBED HEREIN ARE APPROVED OR DISAPPROVED
 CHECK WITH THE PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 85,000.00

Dated this 4th day of December, 1984

Steven A. Mitchell
 Sharon K. Mitchell

STATE OF OREGON, County of Klamath) ss.

December 5, 1984 personally appeared the above named
 Steven A. Mitchell and Sharon K. Mitchell
 instrument to be their voluntary act and deed and acknowledged the foregoing

Before me

Barlene C. Adkins
 Notary Public for Oregon

My commission expires 3-23-85

- The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume
- If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Steven A. Mitchell

Sharon K. Mitchell

TO

Donald A. Claunch

Zina E. Claunch

After Recording Return to:

Mr. and Mrs. Donald A. Claunch
 6725 Cottage, K. Falls 97603
 Send Tax Statements To:
 Mr. & Mrs. Donald A. Claunch
 7339 Reeder Road
 Klamath Falls, OR 97603

STATE OF OREGON

County of

I certify that the within instrument was received for record
 on the 4th day of December, 1984

at 10 o'clock AM and recorded in book
 on page Records of Deeds of said County

Witness my hand and seal of County affixed

By

Deputy

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the Southwest quarter of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pin on the East boundary of the County Road, said point being South 1,216 feet and East 35 feet from the West quarter corner of said Section 20; thence South, along the East boundary of the County Road, 200 feet to an iron pin; thence East 269 feet to an iron pin on the Southwest boundary of K.I.D. No. 2 Drain; thence North 27° 20' West, along the Southwest boundary of K.I.D. No. 2 Drain, 225.2 feet to an iron pin; thence West 165.3 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at the Southwest corner of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence Northerly 1561.35 feet; thence Easterly to Klamath Irrigation District Drainage No. 2 boundary; thence South-easterly, along the K.I.D. Drainage No. 2 boundary, to the South boundary line of said Section 20; thence Westerly to the point of beginning,

EXCEPTING THEREFROM that certain tract of land, conveyed to Duane Blackman and Darlene Blackman, his wife, by deed dated May 27, 1959, and recorded in Volume 312 at page 646, Klamath County Deed Records.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Rights of the public in and to any portion of the above described property lying within the limits of roads or highways.

3. An easement created by instrument, including the terms and provisions thereof, Dated : May 25, 1916

Recorded : July 10, 1916 Book: 45 Page 628

In favor of : United States of America

4. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$50,000.00

Dated : December 9, 1975

Recorded : December 9, 1975 Book: M-75 Page: 15567

Mortgagor : Steven A. Mitchell and Sharon K. Mitchell, husband and wife

Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs,

which Grantee herein assumes and agrees to pay.

5. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

6. Subject to rules and regulations of Fire Patrol District

SAN-

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 7th day of December A.D., 1984 at 10:22 o'clock A.M., and duly recorded in Vol. 384, of Deeds on page 20515.

Fee: \$ 2.00

EVELYN BIEHN, COUNTY CLERK

by: Tom Smith, Deputy