

WARRANTY DEED

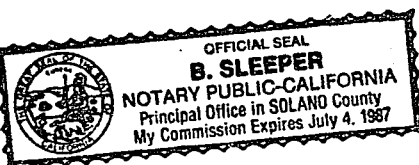
OA **54147**

Richard A. Arrieta

KNOW ALL MEN BY THESE PRESENTS, That Richard A. Arrieta
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry Mittnacht
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 3 of Stewart according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

Subject to easements and rights of way of record and apparent on the land.



(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
unpaid taxes fiscal years 1979-80, 1980-81, 1983-84, 1984-85 and taxes for fiscal
year 1985-86 now a lien but not yet payable;

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 \$ 500.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the 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 3 day of October, 1985;
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.

This instrument will not allow use of the property
described in this instrument in violation of applicable
land use laws and regulations. Before signing or
accepting this instrument, the person acquiring fee
title to the property should check with the appropriate
city or county planning department to verify approved
uses.

STATE OF OREGON, County of Napa, 1985

County of Napa, 1985

Personally appeared the above named
Richard A. Arrieta

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me B. Sleeper
Notary Public for Oregon
My commission expires: 7-4-87

Richard A. Arrieta
1011 Rowena
Napa, CA 94558

Larry Mittnacht
4214 Greensprings Drive
Klamath Falls, OR 97601

After recording return to:

Larry Mittnacht
4214 Greensprings Drive
Klamath Falls, OR 97601

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Napa, 1985

Personally appeared Richard A. Arrieta, 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

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 be-
half 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:

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
8th day of October, 1985,
at 12:30 o'clock P.M., and recorded
in book/reel/volume No. M85 on
page 16299 or as fee/file/instru-
ment/microfilm/reception No 54147,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
By P. Am Smith Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$5.00