

65886

M-30300



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 1886 Page 16480

BOBBY L. MITCHELL and SHIRLEY J. MITCHELL, husband and wife
convey(s) to GREGORY ALAN HUNTER, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

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 more Easterly) corner of
Lot 1, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS;
thence Southwesterly and parallel with Grant (formally Franklin)
Street 86 feet; thence Northwesterly and parallel with 9th Street
50 feet; thence Northeasterly parallel with said Grant Street 86 feet;
thence Southeasterly along the Southerly line of 9th Street 50 feet to
the place of beginning.

"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."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto
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 \$ 12,000.00
IN WITNESS WHEREOF, the grantor has executed this instrument this 11 day of September, 19 86.

Bobby L. Mitchell
Bobby L. Mitchell
Shirley J. Mitchell
Shirley J. Mitchell

STATE OF OREGON, County of Klamath

On this 11 day of September, 19 86.

Personally appeared the above named Bobby L. Mitchell and Shirley J. Mitchell, husband and wife
instrument to be their voluntary act and deed and acknowledged the foregoing

Before me: Barlene D. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Bobby L. Mitchell
Shirley J. Mitchell

GRANTOR'S NAME AND ADDRESS

Gregory Alan Hunter

GRANTEE'S NAME AND ADDRESS

Gregory Alan Hunter

720 N. 9th

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Bobby L. and Shirley J. Mitchell

5822 Denver Street

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument
was received for record on the 11 day
of September, 19 86,
at 10 o'clock AM, and recorded
in book/reel/volume No. 1886 on
page 16480 of as document/fee/file/
instrument/microfilm No. 1886
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

NAME

TITLE

By Barlene D. Addington Deputy

16481

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race color, religion or national origin, as shown on the recorded plat of Nichols Addition.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ September _____ A.D., 19 _____ 86 at _____ 11:37 o'clock _____ A. M., and duly recorded in Vol. _____ 186,
of _____ Deeds: _____ on Page 16480.
Evelyn Biehn, _____ County Clerk
By _____ *Sam Smith*

FEE \$14.00