



#M-31319

Aspen

TITLE & ESCROW, INC.

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77868

WARRANTY DEED (INDIVIDUAL)

JAMES T. MITCHELL and WILLA D. MITCHELL, husband and wife
convey(s) to CHARLES S. GLIDDEN and PAULINE J. GLIDDEN, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Two certain easements given by L.E. Walker to The California Oregon Power Company, a California Corporation, dated April 7, 1927, and recorded April 18, 1927 in Volume 75 at page 399 of Deed Records of Klamath County, Oregon.
3. Easement, including the terms and provisions thereof recorded November 28, 1949 in Book 235 at page 342.
4. Taxes for the year 1987-88 are now a lien but not yet payable.

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 AS SET OUT ABOVE

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 \$ 6,250.00. 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) (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of August, 1987.

James T. Mitchell
Willia D. Mitchell

STATE OF OREGON, County of Klamath, ss.
August 7, 1987.

Personally appeared the above named JAMES T. MITCHELL and WILLA D. MITCHELL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Barbara J. Thompson
Notary Public for Oregon
My Commission Expires 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
113 High Street
Klamath Falls, OR 97601
NAME/ADDRESS, ZIP

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

Grantees
113 High Street
Klamath Falls, OR 97601
NAME/ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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 _____ or as document/film/folder/Instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

NAME _____ TITLE _____
By _____ Deputy

EXHIBIT "A"

14188

Lot 1 and the Easterly 8 feet of Lot 2, ROSELAWN, SUBDIVISION OF BLOCK 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

The Northerly one-half of the Alley vacated which lies Southerly and adjacent to Lot 1 and the Easterly 8 feet of Lot 2, Roselawn Subdivision of Block 70, Buena Vista Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.

All of the alley vacated lying North of and adjacent to Lot 33 and the Easterly 11 feet of Lot 32 of Roselawn Subdivision of Block 70 Buena Vista Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.

The vacated portion of Oregon Avenue lying East of Lot 33, and the Southerly one-half of the vacated alley lying North of and adjacent to said Lot 33.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company
of August A.D. 19 87 at 12:10 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 14187
By Evelyn Biehn, County Clerk
Pat Smith

FEE \$14.00