

#M-31319 Vol. M87 Page 15951  
**Aspen**  
TITLE & ESCROW, INC. Vol. M87 Page 14187  
**WARRANTY DEED (INDIVIDUAL)**

78855  
77868

JAMES T. MITCHELL and WILLA D. MITCHELL, husband and wife  
convey(s) to CHARLES S. GLIDDEN and PAULINE J. GLIDDEN, husband and wife  
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 WARRANTY DEED IS BEING RERECORDED TO CORRECT THE LEGAL DESCRIPTION.

"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:

Barlene J. Henderson  
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,

ss.

County of \_\_\_\_\_

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/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

15952

14188

## EXHBIIT "A"

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.

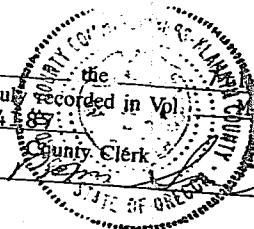
The Northerly one-half of the Alley vacated which lies Southerly and adjacent to Lot 1 and the Easterly 8 feet of Lot 2, Roselawn Subdivision of Block 70, Buena Vista Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.

ALSO THAT portion of vacated Oregon Avenue adjacent to and East of Lot 1 of Roselawn Subdivision of Block 70, Buena Vista Addition and ALSO THAT vacated portion of Oregon Avenue lying adjacent to the Northerly one-half of the vacated alley lying South of and adjacent to said Lot 1, in the County of Klamath, State of Oregon.



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. 14188 day  
of Deeds on Page 14188  
FEE \$14.00  
By Evelyn Biehn,  
County Clerk



STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Aspen Title Company  
on this 2nd day of Sept. A.D., 19 87  
at 4:10 o'clock P M. and duly recorded  
in Vol. M87 of Deeds Page 15951  
By Evelyn Biehn, County Clerk  
By [Signature] Deputy.

Fee, \$9.00

