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S31459


Aspen
 TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

 M87 Page **17687**

WILBUR ROBINETTE nad JULIETTE ROBINETTE, husband and wife

 convey(s) to ROBERT H. MITCHELL and N. GAIL MITCHELL, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

 The NE1/4 Section 17, Township 40 South, Range 10 East of the Willamette Meridian,
 in the County of Klamath, State of Oregon, LESS & EXCEPT any portion thereof deeded
 to Nancy B. Coffin by document recorded July 21, 1971 in Book M-71 at page 7632,
 EXCEPTING THEREFROM any portion lying within the boundary of Hill Road.

 "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 DEPART-
 MENT 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 PLAN-
 NING 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 \$ 20,500.00. However, the actual con-
 sideration consists of or includes other property or value given or promised which is the whole 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 29 day of Sept, 19 87.

 Oregon
 CALIFORNIA

 STATE OF OREGON, County of Klamath ss.
 On this 29 day of Sept, 19 87.

 Personally appeared the above named Wilbur Robinette and Juliette Robinette
 instrument to be their voluntary act and deed. and acknowledged the foregoing

 Before me: Sandra Handwerker
 Notary Public for California
 My Commission Expires: 7-23-89
Wilbur & Juliette Robinette

GRANTOR'S NAME AND ADDRESS

Robert H. & N. Gail Mitchell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert H. & N. Gail Mitchell
P.O. Box 171
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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

Robert H. & N. Gail Mitchell
P.O. Box 171
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/roll/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

EXHIBIT "A"

17688

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Easement, recorded August 10, 1933 in Book 101 at page 330.
5. Reservations in Patents recorded in Book 25 at page 501.
6. Right of way, recorded March 15, 1966 in Book M-66 at page 2204.
7. Property Boundary Agreement, recorded July 21, 1971 in Book M-71 at page 7632.
8. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company
 of September A.D., 19 87 at 4:19 o'clock P M., and duly recorded in Vol. M87
 of Deeds on Page 17687,
 By Evelyn Biehn County Clerk
Pat Smith

FEE \$14.00