



# Aspen

TITLE &amp; ESCROW, INC.

Aspen Title #01032418

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
 ROBERT W. MITCHELL  
 DEBORAH A. MITCHELL,  
 P.O. BOX 29  
 CHEMULT, OR 97731

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

MARY N. SUTTON, hereinafter called grantor, convey(s) to ROBERT W. MITCHELL and DEBORAH A. MITCHELL, husband and wife, hereinafter called grantees, all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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." *RWM SAM*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as follows:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of road and highways.
2. Rules and regulations of Fire Patrol District.
3. Taxes for the fiscal year 1988-'89, a lien, not yet payable.

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 \$10,000.00.

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 14th day of July, 1988.

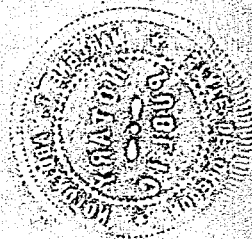
*Mary N. Sutton*  
 MARY N. SUTTON

STATE OF OREGON, County of KLAMATH)ss.

July 15, 1988.

Personally appeared the above named MARY N. SUTTON and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *Barlene E. Addington*  
 Notary Public for Oregon  
 My Commission Expires: March 22, 1989



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## EXHIBIT "A"

A portion of land in the E 1/2 of the NE 1/4 of Section 19, Township 38 South, Range 8 East of the Willamette Meridian, shown as Parcel No. 1 on Map of Survey No. 1343 filed in the office of the Klamath County Surveyor, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the North Beaver Marsh Addition to Beaver Marsh, which point is marked by a 1 inch iron pipe; thence South 73 degrees 04' 30" East along the South line of said North Beaver Marsh Addition 537.75 feet to a 1/2 inch iron pipe; thence South 16 degrees 59' West 468.00 feet to a 5/8 inch iron pin; thence North 73 degrees 04' 30" West, 395.60 feet to a 3/4 inch iron pipe on the North-South centerline of the NE 1/4 of Section 19; thence North 0 degrees 05' East, 488.97 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of July A.D., 1988 at 11:04 o'clock A.M., and duly recorded in Vol. M88  
of Deeds on Page 11211,  
FEE \$13.00  
Evelyn Biehn County Clerk  
By Pauline Mullendore