

MTC-19566K

## KNOW ALL MEN BY THESE PRESENTS, That

FRANK RODRIGUEZ, JR. and PAMELA L. RODRIGUEZ, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

CAROLYN S. MITCHELL

, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 2 of Tract 1203 - COUNTRY VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 1981 SILVER HT Mobile Home, Oregon License #X174669, Serial #AB7SC11860R, which is firmly affixed to the real property described herein.

Klamath County Tax Account #3908-01240-00100 and #M174669.

SUBJECT TO: Mortgage, including the terms and provisions thereof, recorded November 3, 1981, in Volume M81, page 19179, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, as Mortgagee, which the above named Grantee hereby agrees to assume and pay in full.

## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$49,385.82.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of October, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

FRANK RODRIGUEZ, JR.

PAMELA L. RODRIGUEZ

STATE OF OREGON, County of

STATE OF OREGON,

County of KlamathOctober 14, 19 88

Personally appeared the above named

FRANK RODRIGUEZ, JR. and PAMELA L. RODRIGUEZ

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

FRANK RODRIGUEZ, JR. and PAMELA L. RODRIGUEZ

750 Miller Island Rd.

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

CAROLYN S. MITCHELL

4741 Sue Drive

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28th day of Oct., 1988, at 3:49 o'clock P.M., and recorded in book M88 on page 18320 or as file/reel number 93259. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Caroline Miller Deputy

Fee \$8.00