

99182

Vol. m89 Page 6551**Aspen**

TITLE &amp; ESCROW, INC.

# 010 33238

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
BOB L. MITCHELL  
SHIRLEY J. MITCHELL  
5822 Denver  
Klamath Falls, OR 97603

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

MAVIS K. MALONE hereinafter called GRANTOR(S), convey(s) to BOB  
L. MITCHELL and SHIRLEY J. MITCHELL, husband and wife  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

THE SOUTH 1/2 OF LOT 30, ALTAMONT SMALL FARMS, in the County of Klamath,  
State of Oregon, EXCEPTING THEREFROM the East 10 feet conveyed to  
Klamath County, Oregon.

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1. Conditions and  
restrictions as shown on the recorded plat of Altamont Small  
Farms. 2. Rules, regulations and statutory powers of Klamath  
Irrigation District. 3. Warranty Clearance Easement, including  
terms and provisions thereof, recorded 4-8-57, Book 291, page  
49. 4. Trust Deed, including terms and provisions thereof,  
recorded April 11, 1974, in Book M74, page 4491, in favor of  
Arthur Roark and Grace E. Roark, and subsequently assigned by  
Assignment recorded July 26, 1982, Book M82, page 9475, to Joel  
E. Roark, Marty D. Roark, Mary E. Roark and Grace Martalee Roark  
also known as Martalee G. Roark, which Trust Deed the Grantees  
herein agree to assume and pay according to terms contained  
therein.

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  
\$20,000.00.

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 5th day of April, 1989.

*Mavis K. Malone*  
MAVIS K. MALONE



STATE OF CALIFORNIA, County of SACRAMENTO ss.

APRIL 7, 1989.

Personally appeared the above named MAVIS K. MALONE and  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Before me: *Donna Sias*

Notary Public For California

My Commission Expires: July 27, 1992.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day  
of April A.D. 19 89 at 3:59 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 6551.

FEE \$13.00

Evelyn Biehn County Clerk  
By Debra M. Mullendore

