

4879

WARRANTY DEED

MTC 22026-K

Vol. m89 Page 16783

KNOW ALL MEN BY THESE PRESENTS, That

CLAIR S. ROWE and ELLA L. ROWE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES T. MITCHELL and WILLA D. MITCHELL, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

Lots 1 and 2 of Block 13, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account 13809-019CD-07200.

"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."

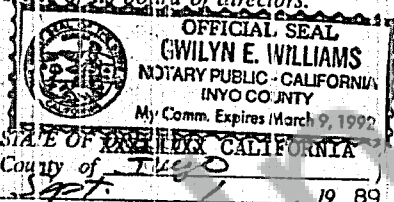
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land 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 \$ 10,000.00.

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 1st day of September, 19 89 ; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by



STATE OF OREGON CALIFORNIA
County of Tillamook ss.

Clair S. Rowe
CLAIR S. ROWE

Ellen L. Rowe
ELLA L. ROWE

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named
CLAIR S. ROWE and ELLA L. ROWE

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

CLAIR S. ROWE and ELLA L. ROWE
300 Vista Road
Bishop, CA 93514
GRANTOR'S NAME AND ADDRESS
JAMES T. MITCHELL and WILLA D. MITCHELL
1729 Oregon Avenue
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

As to the return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of Sept., 19 89, at 3:41 o'clock P M., and recorded in book M89 on page 16783 or as file/reel number 4879.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Pauline Mullins Deputy

Fee \$8.00