



#01033768
WARRANTY DEED

Vol. m89 Page 16380

AFTER RECORDING RETURN TO:
ELMER C. OGBORN and
JO ANNE M. OGBORN
2131 Lakeshore Drive
Klamath Falls, OR 97601

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

JAMES T. MITCHELL and WILLA D. MITCHELL, husband and wife
hereinafter called GRANTOR(S), convey(s) to ELMER C. OGBORN and
JO ANNE M. OGBORN, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

LOTS 5, 6, 7 & 8 IN BLOCK 35, SECOND ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Tax Account Information: Code 1, Map 3809-29AC, TL 12400 & 12500

"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. Taxes for the fiscal year 1989-'90, a lien not yet payable.
2. Regulations, including levies, liens and utility assessments
of the City of Klamath Falls.
3. Conditions and restrictions as shown on the recorded plat of
Second Addition to the City of Klamath Falls.,

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
\$5,750.00.

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 September, 1989.

James T. Mitchell
JAMES T. MITCHELL

Willie D. Mitchell
WILLA D. MITCHELL

STATE OF OREGON, County of Klamath)ss.

September 8, 1989.

Personally appeared the above named JAMES T. MITCHELL and WILLA
D. MITCHELL and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: Barlene L. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day
of Sept. A.D., 19 89 at 10:37 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 16980

FEE \$8.00

Evelyn Biehn County Clerk

By Barlene L. Addington