

1-1-77

7334

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ipo Ross

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael S. and Rebecca A. 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:

The Northerly 140 feet of the following described property:

That part of Lot 21, VICORY ACRES, described as follows:

Beginning at the Northwest corner of said Lot 21; thence East along the North line of said Lot 21 a distance of 100 feet; thence South along a line parallel to the West line of said Lot 21 a distance of 200 feet; thence West along a line parallel to the North line of said Lot a distance of 100 feet to the West line of said Lot 21; thence North along the West line of said Lot 21 a distance of 200 feet to the point of beginning.

SUBJECT TO Contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$ 18,500.00

Ⓞ However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). Ⓞ (The sentence between the symbols Ⓞ, if not applicable, should be deleted. See ORS 93.030.)

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, 1977; 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.

\* Fredrick D. Ipo Ross

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
September 1,, 1977

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, 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 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

Ipo Ross

and acknowledged the foregoing instrument to be \_\_\_\_\_ his \_\_\_\_\_ voluntary act and deed.

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires:

12/13/79

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Ipo Ross  
704 Beatty Street,  
Medford, Oregon 97501

GRANTOR'S NAME AND ADDRESS

Michael S. & Rebecca A. Mitchell  
5508 Shasta Way  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael S. & Rebecca A. Mitchell  
5508 Shasta Way  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 2nd day of Nov., 1989, at 2:26 o'clock P.M., and recorded in book M89 on page 21151 or as file/reel number 7334, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Raulin M. Mullins, Deputy

Fee \$8.00

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