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Vol. ms9 Page 21960#01034342
WARRANTY DEED

AFTER RECORDING RETURN TO:
SARAH L. MELTON
RICKY O. CARTER
706 Uerlings
Klamath Falls, OR 97601

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

GARRISON C. MITCHELL, hereinafter called GRANTOR(S), convey(s)
to SARAH L. MELTON and RICKY O. CARTER, ~~mother and father~~ ^{RC}, not as
tenants in common, but with full rights of survivorship,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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." ^{RC}

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. 2. Regulations, including levies, liens
and utility assessments of 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
\$27,000.00.

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 19th day of October, 1989.

Garrison C. Mitchell
GARRISON C. MITCHELL

STATE OF OREGON, County of Klamath)ss.

October 23, 1989

Personally appeared the above named GARRISON C. MITCHELL and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me, Charles P. Addington
Notary Public for Oregon

My Commission Expires: March 22, 1993.

25 NOV 14 11 AM '89

EXHIBIT "A"

PARCEL 1:

A portion of the Northerly and Westerly half of Lot 5, Block 1, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the line between Lots 4 and 5, Block 1, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 55 feet Southerly and Easterly from the East line of Uerlings Street; thence Northerly and Westerly along the line between Lots 4 and 5 in Block 1, FIRST ADDITION, to the East line of Uerlings Street; thence South to the Northerly and Easterly line of Seventh Street; thence Southerly and Easterly along the Northerly and Easterly line of Seventh Street 58 feet; thence Northerly and Easterly across Lot 5, Block 1, FIRST ADDITION to the point of beginning.

PARCEL 2:

Lot 4, EXCEPT the Southerly 90 feet in Block 1, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CD TL 8000
CODE 1 MAP 3809-29CD TL 7700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day
of Nov. A.D., 19 89 at 11:52 o'clock A.M., and duly recorded in Vol. M89,
of Deeds on Page 21960.

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline Mullender