

9603

MTR 22679-P

DONALD L. JARED & LAURA M. JARED, as tenants

KNOW ALL MEN BY THESE PRESENTS, That
by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
MICHAEL D. MITCHELL
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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A" AND MADE A PART HEREOF.

SUBJECT TO: Liens and encumbrances of record including Trust Deed recorded in Volume
M79, page 8974, Microfilm Records of Klamath County, Oregon, which buyer
herein agrees to assume and pay.

"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 those of
record and apparent upon the land, if any, 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 \$ 24,900.00.
~~As soon as the true and actual consideration is paid, the grantor shall execute a deed in which the whole
part of the consideration is indicated, and the same shall be recorded in the public records of the county of Klamath, Oregon.~~
\$24,900.00

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 23 day of December, 19 89.
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.

Donald L. Jared

Laura M. Jared

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 _____

_____ a corporation,
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:

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

Notary Public for Oregon

My commission expires: Jan 23, 1990

DONALD L. JARED & LAURA M. JARED

10201 W. Minniezola Ave
Phoenix, AZ 85039

GRANTOR'S NAME AND ADDRESS

MICHAEL D. MITCHELL

826 Mt. Whitney
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording read as:

Michael D. Mitchell

826 Mt. Whitney
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is required all tax statements shall be sent to the following address:

Michael D. Mitchell

826 Mt. Whitney
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.
I certify that the within instrument was
received for record on the _____
day of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book _____ or page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in the County of Klamath, State of Oregon, being portions of Lots 2 and 3, Block 16, FIRST 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, being more particularly described as follows:

Beginning at a 1/2" iron pin set on the Northwesternly line of said Lot 3; said pin being South 51 degrees 01' 18" East, 60.00 feet and North 38 degrees 42' 11" East, 119.31 feet from the 3/4" iron pipe set at the most Southerly corner of Lot 6, Block 6 of said subdivision; thence continuing North 38 degrees 42' 11" East a distance of 69.53 feet to a 1/2" iron pin on the Northwesternly line of said Lot 2; thence leaving said Northwesternly line, South 51 degrees 17' 49" East a distance of 60.00 feet to a 1/2" iron pin; thence South 38 degrees 42' 11" West a distance of 50.00 feet to a 1/2" iron pin; thence North 51 degrees 17' 49" West a distance of 5.18 feet to a 1/2" iron pin; thence South 38 degrees 42' 17" West a distance of 19.77 feet to a 1/2" iron pin; thence North 51 degrees 02' 47" West a distance of 54.81 feet to the point of beginning.

EXCEPTING THEREFROM:

Beginning at a 1/2" iron pin set on the Northwesternly line of said Lot 2; said pin being South 51 degrees 01' 18" East, 60.00 feet and North 38 degrees 42' 11" East, 188.84 feet from the 3/4" iron pipe set at the most Southerly corner of Lot 6, Block 6 of said subdivision; thence South 51 degrees 17' 49" East 60.00 feet to a 1/2" iron pin; thence South 38 degrees 42' 11" West 6.2 feet to a point; thence Northwesternly in a straight line to a point on the Northwesternly line of said Lot 2, said point being 8.1 feet Southwesterly from the point of beginning; thence North 38 degrees 42' 11" East 8.1 feet to the point of beginning.

Tax Account No: 3829 029CD 05200

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of _____ Mountain Title _____ the _____ day
of _____ Dec _____ A.D., 1989 at 12:20 o'clock _____ P.M., and duly recorded in Vol. _____ M89
of _____ Deeds _____ on Page 25168
By Evelyn Biehn _____ County Clerk
Bernetha J. Ketch

FEE13.00