

#01034936
WARRANTY DEEDAFTER RECORDING RETURN TO:
Mr. and Mrs. Gerald C. Ward, Jr.915 California
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJAMES T. MITCHELL and WILLA D. MITCHELL, husband and wife,
hereinafter called GRANTOR(S), convey(s) to GERALD C. WARD, JR.
and LINDA K. WARD, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lot 5 in Block 99, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-3288, TL 500.

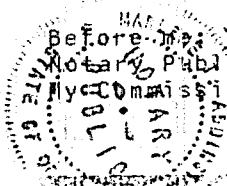
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES." x *S. W. W.*and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except

1. Regulations, including levies, liens and utility assessments
of the City of Klamath Falls.
2. Conditions and Restrictions as shown on the recorded plat of
Buena Vista 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
\$31,500.00.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 12th day of March, 1990*James T. Mitchell*
JAMES T. MITCHELL*Willia D. Mitchell*
WILLA D. MITCHELL

STATE OF OREGON, (County of Klamath)ss.

March 13, 1990.

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: *Darlene I. 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 14th day
of March A.D. 19 90 at 11:34 o'clock AM. and duly recorded in Vol. M90
of Deeds on Page 4691.

FEE \$28.00

Evelyn Biehn - County Clerk

By *Darlene I. Addington*

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