



Aspen
TITLE & ESCROW, INC.

#01035106
WARRANTY DEED

Vol. m90 Page 7777

AFTER RECORDING RETURN TO:
Messrs. Mitchell and Conn
P.O. Box 265
Selma, OR. 97538

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

THOMAS WILLIAM ROWLETT, JR., hereinafter called GRANTOR(S),
convey(s) to DONALD ARTHUR MITCHELL and DONALD RICHARD CONN, 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:

Lots 15 and 16, Block 13, STEWART, EXCEPT the West 25 feet of
Lot 16, in the County of Klamath, State of Oregon.

Code 211 Map 3909-78D TL 2300

"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. Conditions and Restrictions as shown on recorded plat of
Stewart.
2. Ten foot overhang easement over the Easterly 25 feet of Lot
16, recorded May 14, 1965 in Book 361, page 385, Deed Records.

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
\$6,000.00.

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 20th day of April, 1990.

X Thomas William Rowlett Jr.
THOMAS WILLIAM ROWLETT, JR.

STATE OF OR, County of Douglas ss.

April 23, 1990.

Personally appeared the above named THOMAS WILLIAM ROWLETT, JR.
and acknowledged the foregoing instrument to be his voluntary
act and deed.

Before me: Lois R. Haire
Notary Public for Oregon, Douglas Co.

My Commission Expires: March 22, 1993 12-18-91



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day
of April A.D., 19 90 at 10:50 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 7777.

FEE \$28.00

Evelyn Biehn - County Clerk

By Daniel M. Mendenhall

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