



24462

#01035958  
WARRANTY DEEDVol. m91 Page 400

AFTER RECORDING RETURN TO:  
BRYAN J. STUART  
2535 UNION STREET  
KLAMATH FALLS, OR. 97601

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

JAMES T. MITCHELL and WILLA D. MITCHELL, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to BRYAN J. STUART,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 28 and the Easterly 20 feet of Lot 27, Block 309, DARROW  
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,  
State of Oregon.

Code 1 Map 3809-33DD, Tax Lot 11100.

"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." *BJS*

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 Darrow 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  
\$60,000.00.

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 27th day of December, 1990.

*James T. Mitchell*  
JAMES T. MITCHELL

*Willia D. Mitchell*  
WILLA D. MITCHELL

STATE OF OREGON, County of Klamath)ss.

On this 2nd day of January, 1991, 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, *Barlene L. 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 8th day  
of Jan. A.D., 19 91 at 10:36 o'clock A M., and duly recorded in Vol. M91  
of Deeds on Page 400

FEE \$28.00

Evelyn Biehn - County Clerk

By *Barlene L. Addington*