

#01635872  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
MR. AND MRS. BOB L. MITCHELL  
4810 Shasta Way  
Klamath Falls, OR 97603

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

KENNETH D. HEARTH and GENEVIEVE A. HEARTH, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to BOB L. MITCHELL and  
SHIRLEY J. MITCHELL, husband and wife, 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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) Regulations,  
including levies, assessments, water and irrigation rights and  
easements for ditches and canals, of Enterprise Irrigation  
District. 2) Regulations, including levies, liens, assessments  
right of way and easements of the the South Suburban Sanitary  
District, 3) Easement recorded December 31, 1928 in Book 81,  
Page 559 and Easement recorded March 23, 1964 in Book 351 on  
Page 619.

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  
\$20,000.00.

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 18th day of December 1990.

Kenneth D. Hearth  
KENNETH D. HEARTH

Genevieve A. Hearth  
GENEVIEVE A. HEARTH

STATE OF OREGON, County of Klamath)ss.

January 9, 1991

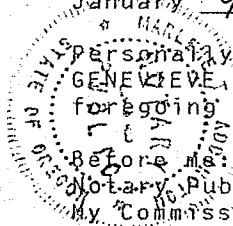
Personally appeared the above named KENNETH D. HEARTH and  
GENEVIEVE A. HEARTH, husband and wife, acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: W. Arlene P. Addington  
Notary Public for Oregon

My Commission Expires: 3-22-93

SPM  
BLM

91 JAN 10 AM 10 45



## EXHIBIT "A"

A portion of the SE 1/4 NW 1/4 Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South boundary line of said SE 1/4 NW 1/4 of said Section 2, 330 feet East of the Southwest corner of said SE 1/4 NW 1/4 of Section 2; thence North and parallel to the West line of said SE 1/4 NW 1/4, 669 feet to the Southwest corner of the tract herein conveyed, being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE 1/4 NW 1/4, 165 feet; thence North and parallel to the West line of said SE 1/4 NW 1/4, 91 feet; thence West and parallel to the North line of said SE 1/4 NW 1/4, 165 feet; thence South and parallel to the West line of said SE 1/4 NW 1/4, 91 feet to the place of beginning.

EXCEPTING THEREFROM the East 25 feet for street right of way; ALSO LESS AND EXCEPT any portion lying within Hope Street.

CODE 41 MAP 3909-2BD TL 6600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day  
of Jan. A.D., 19 91 at 10:45 o'clock A M., and duly recorded in Vol. M91  
of Deeds on Page 571

Evelyn Biehn County Clerk

By Quilley Neildore

FEE \$33.00