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WARRANTY DEED

AFTER RECORDING RETURN TO: Mr. and Mrs. Daniel L. Tyree 55.77 American Auc 5577 AMCRICAN Klamath Falls O OR 97603

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

MICHAEL DEAN MITCHELL, hereinafter called GRANTOR(S), convey(s) to DANIEL L. TYREE and DEBORAH M. TYREE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 8, Block 1, TRACT NO. 1096, AMERICANA, in the County of Klamath, State of Oregon.

CODE 64 MAP 3909-140A-600

"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, liens and utility assessments of the City of Klamath Falls. 2) Conditions, Restrictions as shown on the recorded plat of Tract No. 1096, Americana. 3) Declaration of Conditions and Restrictions, recorded July 2, 1990 in Book M-90 on page 13054. 4) Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any, recorded December 18, 1990 in Book M-90 on page 25018 and the beneficial interest (under collateral assignment) thereunder was assigned to ERA Nicholson & Associates, recorded December 18, 1990 in Book M-90 on page 25020, which Trust Deed the Grantees herein agree to assume and pay according to the terms and provisions contained therein.

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 \$99,627.84.

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 6th day of March 1991.

Nuboel Dear Mitchel MICHAEL DEAN MITCHELL

STATE OF OREGON, County of Klamath)ss.

March \_\_\_\_\_, 1991

Personally appeared the above named MICHAEL DEAN MITCHELL and acknowledged the foregoing instrument to be his voluntary act and deed. 

Before mc: <u>Mailalle</u> Holez Notary Public for Oregon My Commission Expires: September 20, 1993 SUCIARY

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

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of <u>March</u>		91 at 10:48	o'clock A.M., and du	ly recorded in Vol.	M91	,
	of	Deeds		411		
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