

AFTER RECORDING RETURN TO:  
GENARO DIAZ  
IRMA DIAZ

8120 Old Stage Rd  
Central Point, OR 97502

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

CLAY MITCHELL hereinafter called GRANTOR(S), convey(s) to GENARO DIAZ AND IRMA DIAZ, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

A tract of land situated in Lot 20, Block 2, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 20; thence North 00 degrees 19' 43" East on the East line of said Lot 20, 116.00 feet; thence North 89 degrees 30' 46" West, 23.00 feet; thence South 00 degrees 19' 43" West, 15.99 feet; thence North 89 degrees 30' 46" West, 33.01 feet; thence South 00 degrees 19' 43" West, 100.00 feet to a point on the South line of said Lot 20; thence 89 degrees 30' 46" East on said South line, 56.00 feet to the point of beginning.

CODE 41 MAP 3909-3CA TL 6601

"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 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent on the land, Contract, including the terms and provisions thereof, as revealed by a memorandum thereof: Vendor: Stanley T. Soran; Vendee: Willamette Poultry Co., An Oregon Corporation; dated on August 19, 1980 and recorded on August 19, 1980 in Book M-80 at page 16480; The Vendee's interest thereunder was assigned: To: Ricky J. Allen and Virginia E. Allen, husband and wife, recorded on June 4, 1981 in Book M-81 at page 10045 (Affects this and other property). Contract, including the terms and provisions thereof: Vendor: Ricky J. Allen and Virginia E. Allen, husband and wife; Vendee: Clay Mitchell and Kathy L. Mitchell, husband and wife; dated August 1, 1986 and recorded on August 19, 1986 in Book M-86 at page 14881. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: Grantor: Clay Mitchell and Kathy L. Mitchell, husband and wife; Trustee: Safeco Title Insurance Company; Beneficiary: Lager Construction; dated March 25, 1987, and recorded on April 6, 1987 in Book M-87 at page 5627. By Mesne Assignments, said Trust Deed was assigned: To: America Savings & Loan Assoc., Lake Jackson, Texas; recorded on April 6, 1987 in Book m-87 at page 5628.

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 \$42,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
Continued on next page

SEP 12 PM 3 44

WARRANTY DEED  
PAGE 2

18419

this 5th day of September, 1991.

Clay a Mitchell  
CLAY MITCHELL

STATE OF OREGON, County of KLAMATH) ss.

September 6, 1991

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

Before me: Andrea Handenke  
Notary Public for OREGON  
My Commission Expires: 7/33/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day  
of Sept. A.D., 19 91 at 3:44 o'clock PM. and duly recorded in Vol. M91  
of Deeds on Page 18418.

FEE \$33.00

Evelyn Biehn County Clerk

By Debra Muckendore

WILFRED S. SCLCWA INC

**W2BEL**

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