

K-44336

STATUTORY WARRANTY DEED
 (Individual or Corporation)

JAMES R. HAWLEY AND PHYLLIS D. HAWLEY

conveys and warrants to WALTER P. MITCHELL AND DORIS L. MITCHELL, husband and wife Grantor.
 the following described real property in the County of KLAMATH and State of Oregon. Grantee.

Lot 17, EXCEPTING the Southerly 10 feet thereof;
 AND the following described portion of Lot 16 in the County of Klamath State of Oregon: Beginning at the Southeasterly corner of Lot 16; thence North 32°53'46" West 110.38 feet; thence North 55°21'50" East 5.49 feet; thence South 33°09'42" East 110.53 feet; thence along the arc of a curve to the right (radius point bears North 33°09'42" West 1295.00 feet and central angle = 00°15'56") 6.00 feet to the point of beginning, with bearings based on said Tract 1112;

Block 12, Eighth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 85,000.00 (Here comply with the requirements of ORS 93.030).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 17th day of August 19 92 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

James R. Hawley
 JAMES R. HAWLEY

Phyllis D. Hawley
 PHYLLIS D. HAWLEY

STATE OF OREGON, County of Klamath ss.
 The foregoing instrument was acknowledged before me this 17th day of August 19 92
 by JAMES R. HAWLEY AND PHYLLIS D. HAWLEY

Juli Lergel
 Notary Public for Oregon
 My commission expires: 9/8/95

After recording return to:

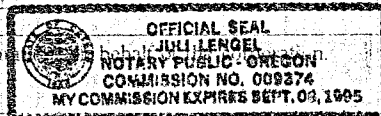
WALTER P. & DORIS L. MITCHELL
 3950 LAMARADA WAY
 KLAMATH FALLS OR 97603
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

WALTER P. & DORIS L. MITCHELL
 3950 LAMARADA WAY
 KLAMATH FALLS OR 97603

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.
 The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____
 by _____ and _____
 of _____
 a corporate officer



Notary Public for Oregon
 My

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title co.

on this 18th day of Aug. A.D. 19 92
 at 9:38 o'clock A M. and duly recorded
 in Vol. M92 of Deeds Page 18379

Evelyn Biehn County Clerk

By Debbie McMillan Deputy.

Fee, \$30.00