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ATC
03039495
WARRANTY DEED

AFTER RECORDING RETURN TO:
BRIAN A. MITCHELL
LINDA G. MITCHELL
1203 SITKA
NEWBERG, OR 97132

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

LOYD A. HOLLEMON AND DOROTHY M. HOLLEMON, hereinafter called
GRANTOR(S), convey(s) to BRIAN A. MITCHELL AND LINDA G.
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
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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land,

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
\$18,500.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 16 day of FEBRUARY, 1993.

Lloyd A. Hollemon
LOYD A. HOLLEMON

Dorothy M. Hollemon
DOROTHY M. HOLLEMON

STATE OF OREGON, County of Currier ss.

February 16, 1993

Personally appeared the above named LOYD A. HOLLEMON AND DOROTHY
M. HOLLEMON and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me:

Notary Public for

My Commission Expires:

Janice N. Thomas
Gold Beach, OR
12-18-95

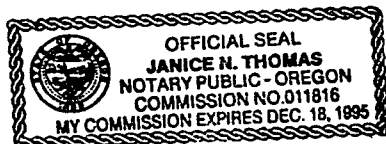


EXHIBIT "A"

A tract of land situated in the SW 1/4 NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of the SW 1/4 NE 1/4 of said Section 18, said point being West thereon a distance of 313.0 feet from the iron pin marking the Northeast corner of the SW 1/4 NE 1/4 of said Section 18; thence West along the North line of the SW 1/4 NE 1/4 of said Section 18 a distance of 150.0 feet to an iron pin; thence South 45 degrees West a distance of 279.72 feet to an iron pin; thence continuing South 45 degrees West a distance of 115.0 feet to the centerline of Crescent Creek; thence Easterly and Southerly along the centerline of said Creek to a point which is South 45 degrees West a distance of 412.0 feet from the point of beginning; thence North 45 degrees East a distance of 78.0 feet to an iron pin; thence continuing North 45 degrees East a distance of 334.0 feet, more or less, to the point of beginning.

CODE 205 MAP 2407-18AO TL 2700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 26th day
of February A.D., 19 93 at 10:26 o'clock AM., and duly recorded in Vol. M93
of Deeds on Page 4035.

FEE \$35.00

Evelyn Biehn County Clerk
By Annette Mueller