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01039975

WARRANTY DEED

Aspen Title & Escrow, Inc. No. 01039975

AFTER RECORDING RETURN TO:

BOB L. MITCHELL
SHIRLEY J. MITCHELL
4810 SHASTA WAY
KLAMATH FALLS, OR. 97603

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

DONALD R. WILLFORD, 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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and 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
\$23,500.00.

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

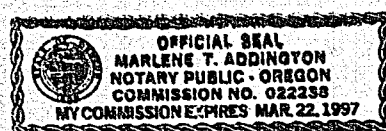
IN WITNESS WHEREOF, the grantor has executed this instrument
this 18th day of May, 1993.

Donald R. Willford
DONALD R. WILLFORD

STATE OF OREGON, County of Klamath)ss.

On May 18, 1993, personally appeared the above named DONALD
R. WILLFORD and acknowledged the foregoing instrument to be his
voluntary act and deed.

Before me: *Marlene T. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1997.



A tract of land situated in the NE 1/4 NE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at an iron pin on the Westerly right of way line of Summers Lane which is South 0 degrees 10' East at the section line a distance of 460.4 feet and North 88 degrees 39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence North 88 degrees 39' West a distance of 177.40 feet; thence South 0 degrees 10' East parallel to the section line a distance of 75.00 feet to the true point of beginning; thence South 0 degrees 10' East 75 feet to a point; thence South 88 degrees 39' East a distance of 177.40 feet to a point on the Westerly right of way line of Summers Lane; thence North 0 degrees 10' West along the Westerly right of way line of Summers Lane a distance of 75 feet to a one-half inch iron pipe; thence North 88 degrees 39' West 177.40 feet to the true point of beginning.

CODE 41 MAP 3909-15AA TL 10000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 19th day
of May A.D., 19 93 at 2:00 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 11380.

FEE \$35.00

Evelyn Biehn - County Clerk

By

Debra M. Muelendore