

62467

## MOUNTAIN TITLE COMPANY

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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BOB L. MITCHELL and SHIRLEY J. MITCHELL, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOYCE E. MAGNUSON, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 23, 24, 25 and 26, Block 1, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 108,000.00. However, the actual consideration may be stated in other property or services provided which is the whole or part of the consideration (indicate which) (The remainder of the consideration should be deleted by deleting the appropriate symbol) if not applicable, should be deleted. See ORS 93.030.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3rd day of June, 19 93; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, )  
County of Klamath ) ss.  
June 3, 19 93

Bob L. Mitchell  
Bob L. Mitchell

Personally appeared the above named  
Bob L. Mitchell &  
Shirley J. Mitchell

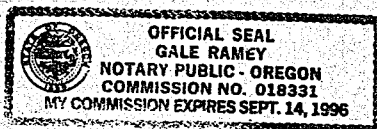
Shirley J. Mitchell  
Shirley J. Mitchell

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7-1-94



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (SEAL)

Bob L. Mitchell & Shirley J. Mitchell

GRANTOR'S NAME AND ADDRESS

Joyce E. Magnuson

P. O. Box 534

Fort Klamath, OR 97626

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joyce E. Magnuson Klamath First Federal

P. O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal

P. O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of June, 19 93, at 2:18 o'clock P. M., and recorded in book M93 on page 12772 or as file/reel number 62467

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Nielsen Deputy

Fee \$30.00

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