



WARRANTY DEED

#03040321

AFTER RECORDING RETURN TO:

TONY LEIS
MARGARET LEIS
HC 30, BOX 119
CHEMULT, OR 97731

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

ROBERT W. MITCHELL and DEBORAH A. MITCHELL, husband and wife hereinafter called GRANTOR(S), convey(s) to TONY LEIS and MARGARET LEIS, 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 Trust Deed recorded in Book M-88 at page 11213 and re-recorded in Book M-88 at page 11888, which Grantees herein do not assume nor agree to pay,

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 \$15,000.00.

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 14 day of Sept, 1993.

x Robert W. Mitchell
ROBERT W. MITCHELL

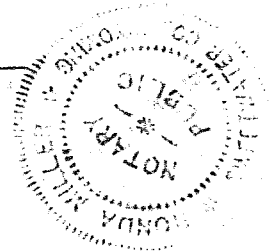
x Deborah A. Mitchell
DEBORAH A. MITCHELL

STATE OF WYOMING, County of Sweetwater ss.

On this 14 day of Sept, 1993,

Personally appeared the above named ROBERT W. MITCHELL and DEBORAH A. MITCHELL and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Ronda Miller
Notary Public for Wyoming
My Commission Expires: 1-16-97



24265

EXHIBIT "A"

A portion of land in the E 1/2 of the NE 1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, shown as Parcel No. 1 on Map of Survey No. 1343 filed in the office of the Klamath County Surveyor, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the North Beaver Marsh Addition to Beaver Marsh, which point is marked by a 1 inch iron pipe; thence South 73 degrees 04' 30" East along the South line of said North Beaver Marsh Addition 537.75 feet to 1/2 inch iron pipe; thence South 16 degrees 59' West 468.00 feet to a 5/8 inch iron pin; thence North 73 degrees 04' 30" West, 395.60 feet to a 3/4 inch iron pipe on the North-South centerline of the NE 1/4 of Section 19; thence North 0 degrees 05' East, 488.97 feet to the point of beginning.

CODE 8 MAP 2808-19AO TL 2500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 20th day
of Sept. A.D., 19 93 at 3:37 o'clock P M., and duly recorded in Vol. M93
on Page 24264
of Deeds
By Evelyn Biehn County Clerk
[Signature]

FEE \$35.00