

83446

06-28-94 P02:54 RCVD

NTC 33015

Vol 94 Page 20086

Title Order No. 118405-SP

Escrow No. 118405-SP

After recording return to:

Harold D. Fletcher

4733 Portland Road NE #21

Salem, OR 97305

Name, Address, Zip

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

Harold D. Fletcher

4733 Portland Road NE #21

Salem, OR 97305

Name, Address, Zip

This space reserved for recorder's use

STATUTORY WARRANTY DEED

Richard Mitchell, Grantor, conveys and warrants to Harold D. Fletcher and Connie D. Fletcher, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, OREGON, to wit:

See Legal Description Attached Hereto as Exhibit "A"

This property is free from encumbrances, EXCEPT: Rights to the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$24,000.00.

(Here comply with the requirements of ORS 93.030)

Dated this 22nd day of June, 19 94.

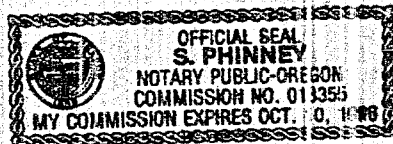
Richard Mitchell

Richard Mitchell

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on June 22, 94.

by Richard Mitchell



S. Phinney

Notary Public for Oregon

My commission expires 10-10-96

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 NE 1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Clatsop County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of NEW PINE ACRES, a subdivision situated in the NE1/4 of said Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and which said point is the intersection of the South line of Reeve Road and the East line of Kurtz Road as shown on said plat; thence South 0 degrees 13' 32" West, along the East line of said Kurtz Road, a distance of 265.84 feet to the true point of beginning of this description; thence continuing South 0 degrees 13' 32" West along said East line a distance of 251.36 feet to a point; thence East a distance of 602.13 feet to a point; thence North a distance of 252.36 feet to a point; thence West a distance of 601.14 feet, more or less to the point of beginning, with bearings based on Survey No. 1607 filed in the Klamath County Engineer's Office.

STATE OF OREGON: COUNTY OF KLAMATH:

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Filed for record at request of Mountain Title Co the 28th day of June A.D., 19 94 at 2:54 o'clock P M., and duly recorded in Vol. M94 of Deeds on Page 20086

FEE \$35.00

Evelyn Biehn County Clerk

By David M. Mullins