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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	
Unil a change is requested all tax statements shall following address.  Harold D. Fletcher	be sent to the
4733 Portland Road NE #21 Salem OR 97305	
Name, Address, Zip	

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## STATUTORY WARRANTY DEED

Richard Mitchell, Grantor, conveys and warrants to larold D. Fletcher and Connie D. Fletcher, husband and wife, Grantee, the fo lowing described rest property free of encumbrances, except as specifically set forth herein situated in KLAMATH.comy, 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 stree s, 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 \$24,000.00.93.030)

(Here comply with the requirements of ORS

Date	xd this	22 nd	day of J	une	, 19_94
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Ric	hard M	itchell	- <del> </del>		

STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowled ed before me on June 22, 94, by Richard M. tchell

OFFICIAL SEAL
S. PHINNEY
NOTARY PUBLIC-ORESON
COMMISSION NO. 01 1355
MY COMMISSION EXPIRES OCT. 0, 1486

Notary Public for Oregon
My commission expires 10-10-96

44

## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the SEI/4 NEI/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath 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 said East line a distance of 252.36 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.

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FEE \$35.00

STATE OF OREGON: COUNTY OF KLAMA H:

Evelyn Biehn County Clerk

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