



## WARRANTY DEED

#03041895  
AFTER RECORDING RETURN TO:

JIMMIE V. MITCHELL  
5533 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603

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

RICHARD L. IHDE and KAREN M. IHDE, husband and wife, hereinafter called GRANTOR(S), convey(s) to JIMMIE V. MITCHELL, AN UNMARRIED MAN, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The N 1/2 of Tract 42, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon. EXCEPTING a 10 foot strip off the West side thereof as more fully described in the deed from Kenneth Smith, et ux., to Klamath County, recorded September 11, 1944 in Book 168 at Page 583, Deed Records of Klamath County, Oregon.

CODE 24 MAP 3909-15D0 TL 1000

"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 30.390."

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 \$58,900.00.

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 11<sup>TH</sup> day of July 1994.

Richard L. Ihde  
RICHARD L. IHDE

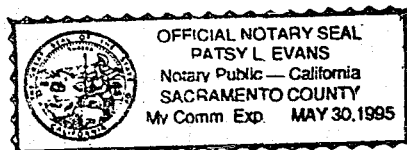
Karen M. Ihde  
KAREN M. IHDE

STATE OF CALIFORNIA, County of SACRAMENTO )ss.

On this 11<sup>TH</sup> day of July, 1994,

Personally appeared the above named RICHARD L. IHDE and KAREN M. IHDE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Patsy L. Evans Patsy L. Evans  
Notary Public for California  
My Commission Expires: MAY 30, 1995



Filed for record at request of Aspen Title Co the 15th day  
of July A.D., 19 94 at 11:40 o'clock A M., and duly recorded in Vol. M94,  
of Deeds on Page 21861.

**FEE \$35.00**

Evelyn Biehn - County Clerk  
By Caroline Miller

By Pauline Mullenbach