

WARRANTY DEED

#n3n41895 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 West State County of the County 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 3909-1500 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 day of July 1994.

buro RICHARD L. IHDE

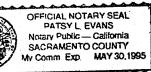
IHDE REN M.

STATE OF CALIFORNIA, County of SACRAMENTO )ss.

On this 11 TH 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 Protary Public for California
My Commission Expires: MAY 30, 1925



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der Greine der State 1910b.

STATE OF OREGON: COUNTY OF KLAMATH:

1001S Application

Filed	for record at reques	st of		Aspen	ritle	e Co			the		15th
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