

YES 94344

02-01-95P03:40 RCVD

Vol. 95 Page 2326



WARRANTY DEED

ASPEN TITLE #01042744
AFTER RECORDING RETURN TO:
CLTC EXCHANGE COMPANY
LARRY R. MITTNACHT
7333 S Side-By-Pass
Klamath Falls, Oregon 97603

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

GEORGE E. DYER AND SHARON A. DYER, HUSBAND AND WIFE hereinafter
called GRANTOR(S), convey(s) to LARRY ROBERT MITTNACHT hereinafter
called GRANTEE(S), all that real property situated in the County
of KLAMATH, State of Oregon, described as:

Lot 1A and 1B, Block 6, RAILROAD ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-3388 TAX LOT 8700

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$53,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE
NAMED IS DONE AT THE DIRECTION OF CLTC EXCHANGE COMPANY AS PART
OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

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 16th day of January 1995.

George E. Dyer
GEORGE E. DYER

Sharon A. Dyer
SHARON A. DYER

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.



On January 20, 1995 before me,
LINDA F. KIRK NOTARY PUBLIC, personally appeared GEORGE E.
DYER AND SHARON A. DYER

✓ Personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Continued on next page

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of Feb A.D., 19 95 at 3:40 o'clock P M., and duly recorded in Vol. 14810
of Deeds on Page 2376

FEE \$35.00

Bernetha G. Letsch County Clerk

By Danette Mullender

CLERK OF COUNTY OF KLAMATH
STATE OF OREGON
I, Bernetha G. Letsch, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Klamath, State of Oregon, this 1st day of February, 1995.

[Signature]
CLERK OF COUNTY OF KLAMATH

~~WARRANTY DEED
PAGE 2
Signature
My commission expires:~~