



WARRANTY DEED

ASPEN TITLE #05043189

AFTER RECORDING RETURN TO:
ROBERT A. & JAMIE L. SIEMS
3420 GRENADA WAY
KLAMATH FALLS, OREGON 97602

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

MICHAEL D. MITCHELL hereinafter called GRANTOR(S), convey(s) to
ROBERT A. SIEMS AND JAMIE L. SIEMS, husband and wife hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 21, Block 1, Tract 1022, FOURTH ADDITION TO SUNSET VILLAGE,
in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-12BC TAX LOT 9000

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.

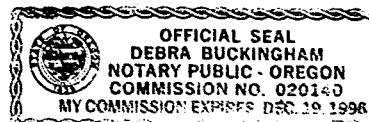
The true and actual consideration for this transfer is \$78,500.00.

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 30th day of May 1995.

Michael D. Mitchell
MICHAEL D. MITCHELL

STATE OF OREGON, County of Klamath)ss.

On this 1st - day of JUNE, 1995,

Personally appeared the above named MICHAEL D. MITCHELL and
acknowledged the foregoing instrument to be HIS voluntary act
and deed.

Before me Debra Buckingham
Notary Public for OREGON
My Commission Expires: 12-19-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of June A.D., 19 95 at 3:14 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 14761.

FEE \$30.00

Bernetha G. Dersch, County Clerk
By Spitta Dersch