

WARRANTY DEED Vol. 1195 Page 7

MTC 35768 NS

ANGELA CARLTON DAY, who acquired title as ANGELA CARLTON YORK,
 Grantor(s) hereby grant, bargain, sell and convey to
 DONNA M. MITCHELL and WALTER J. JERDE,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:
 SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
 SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 13330 Homelana Rd, Malden, CA 96058

Dated this 21 day of July, 1995

Angela Carlton Day
 ANGELA CARLTON DAY

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

SS.

July 21

19 95

COUNTY OF Klamath

Personally appeared the above named Angela Carlton Day

and acknowledged the foregoing instrument to be her voluntary act.

(Before me:

Marjorie A. Stuart
 Notary Public for Oregon

My commission expires 12/20/98

(seal)



Return to:

DONNA M. MITCHELL

40 13330 Homelana Rd
Malden, CA 96058

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 1, Block 2, RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Southwest corner of the above said Lot 1, Block 2; proceed along the Western boundary in a Northerly direction a distance of 25 feet to the point of beginning to the North parcel of said Lot 1, Block 2; thence 84.84 feet in a Northerly direction along the same Western boundary to the Northwest corner of said Lot 1; thence in an Easterly direction 17.36 feet along the Northern boundary of said Lot 1 to the Northeast corner of said Lot 1; thence in a Southerly direction along the Eastern boundary of said Lot 1, 72.47 feet; thence in a Westerly direction to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day
of July A.D., 19 95 at 3:47 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 19019

FEE \$35.00

By Bernetha G. Leisch County Clerk