



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044163

AFTER RECORDING RETURN TO:
LARRY R. MITTNACHT

7333 SOUTHSIDE BYPASS
KLAMATH FALLS, OR 97603

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

WAYNE N. HORTON AND SHIRLEY Y. HORTON, hereinafter called
GRANTOR(S), convey(s) to LARRY R. MITTNACHT, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 6, Block 62, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29BA TAX LOT 4100

"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
\$74,500.00.

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 18TH day of JANUARY, 1996.

Wayne N. Horton
WAYNE N. HORTON

Shirley Y. Horton
SHIRLEY Y. HORTON

STATE OF OREGON
County of KLAMATH



On 1-19, 1996, WAYNE N. HORTON AND SHIRLEY Y. HORTON
personally appeared before me,

 who is personally known to me
X whose identity I proved on the basis of IDL
 whose identity I proved on the oath/affirmation of

 , a credible witness
to be the signer of the above document, and he/she acknowledged
that he/she signed it.

Carol Johnson
Notary Public for OREGON
My Commission Expires: 1-31-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 19th day
of Jan A.D., 19 96 at 3:49 o'clock 3:49 M., and duly recorded in Vol. M96
of Deeds on Page 1715

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Pauline Mullenbaker