



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 03044244

AFTER RECORDING RETURN TO:

DARREL W. MITCHELL

KELLY A. MITCHELL

7992 SHORT RD.  
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEELAINE HANNAGAN, hereinafter called GRANTOR(S), convey(s) to  
DARREL W. MITCHELL and KELLY A. MITCHELL, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:That portion of the N 1/2 SW 1/4 lying Easterly of the 1-A  
Drain, Section 19, Township 39 South, Range 10 East of the  
Willamette Meridian, in the County of Klamath, State of Oregon.  
LESS AND EXCEPT any portion lying within Short Road.

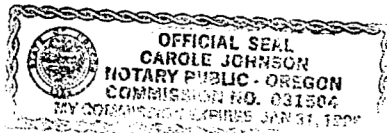
CODE 170 MAP 3910-1900 TL 100

DM  
RM

"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  
\$150,000.00.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 24th day of January, 1996.
  
ELAINE HANNAGAN

STATE OF OREGON, County of Klamath)ss.

On January 26, 1996, personally appeared the above named ELAINE  
HANNAGAN and acknowledged the foregoing instrument to be her  
voluntary act and deed.

Before me:   
Notary Public for Oregon  
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 26th day  
of Jan A.D., 19 96 at 3:55 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 2393

FEE \$30.00

Bernetha G. Lisch, County Clerk  
By 