

After recording, return to David P.A. Seulean, Attorney at Law, P. O. Box 4278, 916 West 10th St., Medford, OR 97501; tax statements should be sent to Bob L. and Shirley J. Mitchell, 300 Luman Road, Unit 109, Phoenix, OR 97535.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Bob L. Mitchell and Shirley J. Mitchell, hereinafter called the Grantor, for the consideration hereinafter stated to Grantor paid by Bob L. Mitchell and Shirley J. Mitchell, as Trustee for the Bob L. Mitchell and Shirley J. Mitchell Revocable Living Trust under agreement dated August 16, 1996, hereinafter called Grantee, do hereby grant, bargain, sell and convey unto Grantee that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The South 1/2 of Lot 30, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the East 10 feet conveyed to Klamath County, Oregon.

Prop. ID: R578921; Map Tax Lot: R-3909-015BD-01200-000; Code Area: 024; commonly known as: 5240 Altamont Dr. Klamath Falls, OR 97603.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except conditions, restrictions, easements, rights of way, covenants and encumbrances of record or apparent on the ground, and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 The purpose of this Deed is to transfer all interest in all property herein described to the Bob L. Mitchell and Shirley J. Mitchell Revocable Living Trust, dated August 16, 1996.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE

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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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16th day of August, 1996.

GRANTOR:

Bob L. Mitchell
Bob L. Mitchell

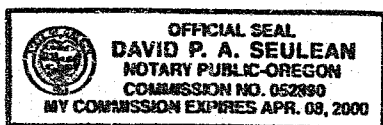
Shirley J. Mitchell
Shirley J. Mitchell

STATE OF OREGON }
 } ss.
County of Jackson }

August 16, 1996

Personally appeared the above-named Bob L. Mitchell and Shirley J. Mitchell and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



David P. Seulean
Notary Public for Oregon
My commission expires: 4-3-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of David P.A. Seulean Attorney at Law the 22nd day of August A.D., 19 96 at 9:40 o'clock A.M., and duly recorded in Vol. M96 of Deeds on Page 25922.

FEE \$35.00

Bernetha G Letsch, County Clerk
By [Signature]