

28110

WARRANTY DEED

Vol. M96 Page 35431

Mle 39763-KA

KNOW ALL MEN BY THESE PRESENTS, that BOBBY L. MITCHELL AND SHIRLEY J. MITCHELL, HUSBAND AND WIFE, herein called the Grantors, for the consideration herein stated, does hereby grant, bargain, sell and convey unto HAROLD L. SHIMEK AND BETTY L. SHIMEK, husband and wife, herein called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 3 in Block 2 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon, Excepting therefrom the North 75 feet thereof.

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.

To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with grantee and grantee's heirs successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the 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 \$ real contract fulfillment.

However, the actual consideration consists of or includes other property or value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of November, 1996, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Bobby L. Mitchell
Bobby L. Mitchell

Shirley J. Mitchell
Shirley J. Mitchell

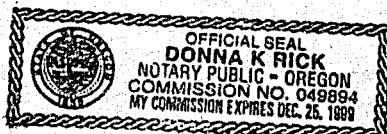
County of Jackson

Acknowledged before me on October November 4, 1996, by Bobby L. Mitchell and Shirley J. Mitchell, and acknowledged this instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon

Return:
Harold Shimek

AFTER RECORDING RETURN TO:



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 8th day of November A.D., 19 96
at 3:30 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 35431.

Bernetha G. Letsch, County Clerk
By Kathleen Ross

Fee, \$30.00

Deputy.