

29435

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Patrick Janisch and Linda Janisch

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Robert Mitchell and Deborah Ann Mitchell, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 3, Block 12, Tract No. 1122

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the 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

except contracts, liens, assessments, rules and regulations

for drainage, irrigation and sewage, reservations, restrictions

easements and rights of way of record and those apparent on 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 \$

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of 19

if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Patrick Janisch
Linda Janisch

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on Dec. 2, 1996,

by Patrick & Linda Janisch

This instrument was acknowledged before me on 19

by

as

of



Matt E. Hendry
Notary Public for Oregon
My commission expires 7-29-99

Robert Mitchell
HC 32 Box 32217
Ely, Nevada 89301
Deborah Ann Mitchell
HC 32 Box 32217
Ely, Nevada 89301
After recording return to (Name, Address, Zip):
Robert Mitchell
HC 32 Box 32217
Ely, Nevada 89301
Until required otherwise send all tax statements to (Name, Address, Zip):
Jeffrey Trushell
P.O. Box 21
Chemult, Or 97731

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of December, 1996, at 2:16 o'clock P.M., and recorded in book/reel/volume No. M96 on page 37905 and/or as fee/file/instrument/microfilm/reception No. 29435, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
By Kathleen Row, Deputy.

Fee: \$30.00