

29435

WARRANTY DEED

Vol. M16 Page 37905



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

19
2
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E
X

(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 Earth
 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 part of the 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 309.30.

X *Patrick J. Janisch*
 X *Linda Janisch*

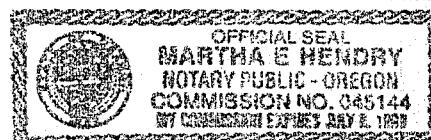
STATE OF OREGON, County of *Deschutes*

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 _____

Martha E. Hendry

Notary Public for Oregon

My commission expires *7-29-99*

<i>Robert Mitchell</i>	<i>H.C. 32 Box 32217</i>
<i>Ely, Nevada</i>	<i>89301</i>
Greater's Name and Address	
<i>Deborah Ann Mitchell</i>	
<i>H.C. 32 Box 32217</i>	
<i>Ely, Nevada</i>	<i>89301</i>
Greater's Name and Address	
<i>Robert Mitchell</i>	
<i>H.C. 32 Box 32217</i>	
<i>Ely, Nevada</i>	<i>89301</i>
Greater's Name and Address	
<i>Sheriff T. Russell</i>	
<i>P.O. Box 21</i>	
Greater's Name and Address	
<i>Chenault, Ore. 97731</i>	

SPACE RESERVED
FOR
RECORDEE'S 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/title/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 Ries, Deputy*

Fee: \$30.00

JW
30'