



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045507

AFTER RECORDING RETURN TO:

Messrs. Bailey and Smith

4810 Hwy 39Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow
on this 12th day of December A.D. 19 96
at 10:52 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 38656
Bernetha G. Letsch County Clerk
By Kathleen Ross Deputy.

Fee, \$30.00

LOUISE F. MITCHELL, hereinafter called GRANTOR(S), convey(s) to
DANIEL H. BAILEY and GLENN R. SMITH, each as to an undivided
one-half interest, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 8 in Block 1 of SUNNYLAND, in the County of Klamath, State of
Oregon.

Code 1, Map 3809-34CD, Tax Lot 1500

"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
\$17,000.00.

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 25th day of November, 1996.

Louise F. Mitchell
LOUISE F. MITCHELL

STATE OF HAWAII, County of Hawaii) ss.

The foregoing instrument was acknowledged before me this 2nd
day of November, 1996, by LOUISE F. MITCHELL.

Before me: Louise F. Mitchell
Notary Public for HAWAII, My Commission Expires: Nov. 4, 2000

C. Minsler, Notary Public, State of Hawaii

