

NS

62938

Chicago Title Insurance Co. of Oregon
888 Southwest 5th Avenue, Suite 930
Portland, Oregon 97204

Donna Mitchell
Grantor's Name and Address

220 Pacific Terrace
Klamath Falls, OR 97601

Grantor's Name and Address

After recording, return to (Name, Address, Zip):

Chicago Title Insurance Company
171 North Clark Street, ML 06AM
Chicago, Illinois 60601-3294

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Donna M. Mitchell
220 Pacific Terrace
Klamath Falls, OR 97601

Grantor's Name and Address

98 JUL 17 P331

Vol. 1798 Page 26204

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy.

MTC 44153-KA

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL GRANTOR)

CHICAGO TITLE INSURANCE COMPANY OF OREGON
conveys and specially warrants to _____, Grantor,
Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set
forth herein, situated in _____ Klamath _____ County, Oregon, to-wit:

See EXHIBIT "A" (attached)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free of all encumbrances created or suffered by the Grantor except (if none, so state): Covenants, Conditions
Restrictions, Reservations, Set Back Lines, Powers of Special Districts and Easements of
Record, if any.

The true consideration for this conveyance is \$ 0.00**

**This Deed is given in fulfillment of that certain Contract dated Jan. 3, 1989, and re-
corded Feb. 7, 1989 in Book M89, Page 2333 or under Fee Number _____
Klamath _____ County records. All warranties are to be construed to be effective as
of that date.

Dated this _____ day of _____, 19____.

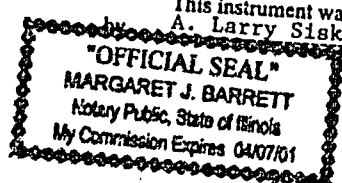
CHICAGO TITLE INSURANCE COMPANY OF OREGON

A. Larry Sisk, Vice President & Treasurer

ILLINOIS
STATE OF OREGON, County of _____

This instrument was acknowledged before me on _____, 19____,

by _____, Vice President and Treasurer



Margaret J. Barrett
Notary Public for Oregon ILLINOIS
My commission expires 4-7-01

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lot 15 in Block 42 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and that portion of Block 1A of WILLIAMS ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the Southeasterly corner of said Lot 15 in Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and also the Northeasterly corner of Block 1A of WILLIAMS ADDITION to said City and running thence South 20 degrees 55' East along the Southwesterly line of Pacific Terrace, a distance of 66.7 feet to a point which is the Southeasterly corner of said Block 1A; thence North 66 degrees 05' West along the Southwesterly boundary of said Block 1A a distance of 117.0 feet to a point; thence North 41 degrees 20' East a distance of 20.9 feet to a point that is on the boundary line between said Lot 15 and Block 1A mentioned above; thence continuing on the same bearing a distance of 73 feet to a point on the Easterly line of said Lot 15; thence South 20 degrees 55' East along the Southwesterly line of Pacific Terrace, a distance of 59.5 feet to the point of beginning.

Tax Account No: 3809 028CD 05700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day
of July A.D., 19 98 at 3:31 o'clock P M., and duly recorded in Vol. M98,
of Deeds on Page 26204.

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk