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'98 JUL 30 P3:12

Vol. 1798 Page 27960



JAMES F. MITCHELL, SR. et al

P.O. BOX 65

MIDLAND, OR 97634

Grantor's Name and Address

JAMES F. MITCHELL, SR.

P.O. BOX 65

MIDLAND, OR 97634

Grantee's Name and Address

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

SAME

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

SAME

SPACE RESERVED  
FOR  
RECORDER'S USE

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/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

By \_\_\_\_\_

Deputy.

MTC 44447 - KA

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JAMES F. MITCHELL, SR. AND SHANE L. MITCHELL

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES F. MITCHELL, SR.

hereinafter 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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Tract of land beginning at an iron pin on the East line of Tract 10 in DEWITT HOME TRACTS, which lies South 89 degrees 44' West a distance of 1,354.6 feet and South 680.3 feet and South 89 degrees 22' West a distance of 30 feet and South a distance of 60 feet form the quarter section corner common to Section 7, Township 39 South, Range 9 East of the Willamette Meridian, and Section 12, Township 39 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, and running thence; South 89 degrees 22' West a distance of 120 feet to an iron pin; thence South 60 feet to an iron pin; thence North 89 degrees 22' East a distance of 120 feet to an iron pin on the East line of the above mentioned tract 10; thence North along the East line of Tract 10, a distance of 60 feet more or less to the point of beginning, said tract containing .26 acres more or less in the NW1/4 of the SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \_\_\_\_\_ 0- \_\_\_\_\_ . However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (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 30 day of JUNE, 19 98; if grantor is a corporation, 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.

James F. Mitchell Sr.  
JAMES F. MITCHELL, SR.  
Shane L. Mitchell  
SHANE L. MITCHELL

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on JUNE 30, 19 98, by SHANE L. MITCHELL

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Kirsten Jensen  
Notary Public for Oregon  
My commission expires 4/8/02

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1998 JUL 30

3:12 P.M.

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STATE OF OREGON,

County of KLAMATH

ss.

FORM No. 23—ACKNOWLEDGMENT.  
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BE IT REMEMBERED, That on this 30 day of JULY, 1998,  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named JAMES F. MITCHELL, SR.

known to me to be the identical individual..... described in and who executed the within instrument and  
acknowledged to me that he.....executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

Kirsten Jensen  
Notary Public for Oregon

My commission expires 4/8/02

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day  
of July A.D., 1998 at 3:12 o'clock P.M., and duly recorded in Vol. M98  
of Deeds on Page 27960

FEE \$35.00

By Bernetha G. Letsch, County Clerk