

JAMES F. MITCHELL, SR.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ANITA M. HUNT,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said 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.

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.

The true and actual consideration for this conveyance is \$ 23,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 746, KLAMATH FALLS, OR 97601

Dated this 30 day of July, 1998

James F. Mitchell Sr.  
JAMES F. MITCHELL, SR.

STATE OF

Oregon

COUNTY OF

Klamath

SS.

July 301998

Personally appeared the above named

James F. Mitchell Sr.

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kirsten Jensen

Notary Public for

Oregon

My commission expires

9/8/02

ESCROW NO. MT44447-KA

Return to:

ANITA M. HUNT

P.O. BOX 746

KLAMATH FALLS, OR 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**27963**

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 from 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day  
of July A.D., 19 98 at 3:12 o'clock P. M., and duly recorded in Vol. M98,  
of Deeds on Page 27962.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross