

NS

64068

18 AUG -5 P3:53

Vol. 199 Page 28931



First Party's Name and Address

Second Party's Name and Address

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

LOU AND DIANE MITCHELL

PO BOX 3102

HEND, OR 97627

Unless 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/real/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.

AFFIANT'S DEED

THIS INDENTURE made this 5th day of August, 1998, by and
between LAWRENCE EARNEST JONES
the affiant named in the duly filed affidavit concerning the small estate of LOU EMMA JONES FORMERLY LOU
EMMA LAUDERBACK deceased, hereinafter called the first party,
and LONN C. MITCHELL AND DIANE L. MITCHELL, HUSBAND AND WIFE
hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by
these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the
estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real prop-
erty situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns
forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,000.00. 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 ^o, if not applicable, should be deleted. See ORS 93.030.)

IN WITNESS WHEREOF, the first party has executed this instrument; if first party 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 REG-
ULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

LAWRENCE EARNEST JONES

Affiant

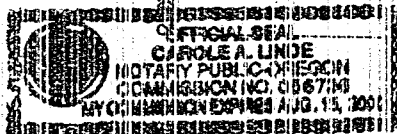
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 5, 1998.

by LAWRENCE EARNEST JONES

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

by _____



Notary Public for Oregon

My commission expires: 8/15/00

40- LCM

PARCEL 1:

A parcel of land in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, bounded and described as follows:

Beginning at a point in the NE 1/4 of the SW 1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, which point is on the Westerly right of way line of the Old Klamath Falls-Keno County road, and which point of beginning is located North 89 degrees 57' West, 309.0 feet, and thence South 45 degrees 42' West 142.3 feet from the center one-quarter corner of said Section 31; thence South 45 degrees 42' West along the Westerly right of way of said county road, 144.4 feet to the most Easterly corner of a parcel of land deeded by Hobart L. Coffelt to P.M. Short and described in Klamath County Deed Records, Volume 187 at Page 106; thence North 68 degrees 46' West (North 67 degrees 50' West according to the above mentioned deed) a distance of 339.3 feet, to the most Northerly corner of said P.M. Short parcel; thence North 51 degrees 14' East, 743.9 feet to the most Westerly corner of a parcel of land deeded to E. N. Large and described in a deed recorded in Klamath County Deed Records Volume 148 at Page 77; thence South 45 degrees 03' East along the Southwesterly line of the E. N. Large parcel, a distance of 120 feet to the Westerly line of land deeded to D. J. Puckett and described in a deed recorded in Klamath County Deed Records Volume 82 at Page 352; thence South 44 degrees 10' West along the Westerly line of said D. J. Puckett property, a distance of 415.9 feet; thence South 23 degrees 00' East 113.9 feet to the point of beginning.

Continued on next page

PARCEL 2:

A tract of land situated in the W 1/2 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of that tract of land described in Book 290 at Page 604, Deed Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the Northwesterly line of the Old Klamath Falls-Keno County road, sometimes known as the Klamath River Wagon Road, which point is North 9 degrees 10' West a distance of 294.7 feet measured along the North and South center line of said Section 31 and South 45 degrees 42' West a distance of 8.3 feet from the center one-fourth corner of said Section 31, said point being the Southwesterly corner of that tract of land described in Deed Volume 222 at Page 318, Klamath County Deed Records; thence South 45 degrees 42' West along the Westerly right of way line of County Road a distance of 97.89 feet to the true point of beginning; thence continuing South 45 degrees 42' West 458.31 feet; thence North 23 degrees West 113.9 feet; thence North 44 degrees 10' East a distance of 415.88 feet; thence South 45 degrees 03' East 117.01 feet, more or less, to the point of beginning.

CODE 21 MAP 3908-31EO TL 2000
CODE 21 MAP 3908-31EO TL 2900

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of August A.D., 19 98 at 3:53 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 28931.

FEE \$40.00

By Bernetha G. Letsch County Clerk
Kathleen Rose