

65442

MTC 45791-MS
WARRANTY DEED

Vol. M98 Page 31929

TERRY L. CARROLL,

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

ROBERT L. MITCHELL and PATRICIA ANN MITCHELL, husband and wife,

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:

LOT 21 IN BLOCK 13 OF FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH A 1973 FRONT MOBILE HOME SITUATE ON THE REAL PROPERTY DESCRIBED HEREIN.

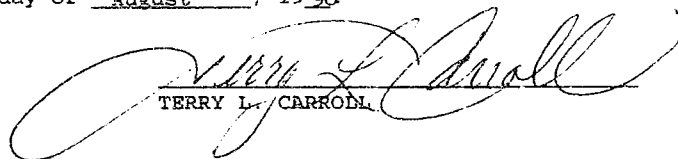
11:48
31
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

98 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~P.O. BOX 544, DEWAR, OR 97431~~ 20603 Peacepipe Lane, Chiloquin, OR 97624

Dated this 29th day of August, 1998


TERRY L. CARROLL

STATE OF OREGON SS. August 29 19 98
COUNTY OF KLAMATH

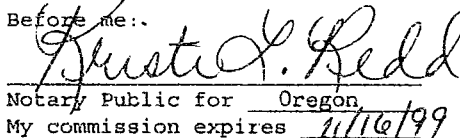
Personally appeared the above named _____
TERRY L. CARROLL

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:


Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT45791-MS

Return to:

ROBERT L. MITCHELL

~~P.O. BOX 544~~ 20603 Peacepipe Lane
~~DEWAR, OR 97431~~ Chiloquin, OR 97624

STATE OF OREGON,
County of Klamath ss

Filed for record at request of

Amerititle

on this 31st day of August A.D. 1998
at 11:48 o'clock A M and duly recorded
in Vol. M98 of Deeds Page 31929

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee. \$30.00

Deputy