

NS

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98 SEP -8 49:17

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Betty J. Mitchell

4111 Bramlett Pl.

Greensboro, NC 27407

Grantor's Name and Address

Peter M. Josefsson and Lyra B. Wentzel

22076 Cholet Way

Palo Cedro, CA 96073

Grantee's Name and Address

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

Dean C. Lawrence

P.O. Box 494

Bly, OR 97622

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

Dean C. Lawrence

P.O. Box 494

Bly, OR 97622

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of September, 1998, at 9:17 o'clock A.M., and recorded in book/reel/volume No. M98 on page 32919 and/or as fee/file/instrument/microfilm/reception No. 65841, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By Pauline Mullen Deputy.

Fee \$30.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that BETTY JANET MITCHELL

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by PETER M. JOSEFESON AND LYRA B WENTZEL

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:

Beginning at a point which is North 89°52' West 1608.35 feet, South 1°13', West 1055.13 feet, North 88°47' West 16.58 feet, South 26°14' West 264.85 feet and North 88°47' West 173.18 feet from the Northeast corner of section 3, township 37 South, Range 14 East of the Willamette Meridian, thence North 1°13' East 100 feet, Thence North 88°47' West 50 feet, thence South 1°13' West 100 feet; thence South 88°47' East 50 feet to point of beginning, being a portion of Lot 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian.

Code Area 058 Acct. # 406206

Map # R 3714 0312 08700

Bly Not Platted

POR Lot 2

Sec 3 Twnshp 37 Rnge 14.0

\*\* Fulfillment of Real Estate Contract Volume M84 at Page 2988.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8000.00 \*\*. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols  $\Phi$ , 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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.

Betty Janet Mitchell  
Betty Janet Mitchell

STATE OF North CarolinaCounty of Guilford

This instrument was acknowledged before me on

by Betty Janet Mitchell

This instrument was acknowledged before me on

by Betty Janet Mitchellas J. Grombleof 4111 Bramlett Pl, Greensboro NC 27407

Updora G. Neal  
Notary Public for Guilford North Carolina  
My commission expires 11/19/98