



980 SEP 05 05048445

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05048445
AFTER RECORDING RETURN TO:

MICHELE R. FLAGOR
1851 WIARD ST.
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MARJORIE A. MITCHELL, hereinafter called GRANTOR(S), convey(s)
to MICHELE R. FLAGOR, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

Tract 5 of YALTA GARDENS, in the County of Klamath, State of
Oregon.

Code 41 Map 3909-2AB TL 7100

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$80,400.00.

In construing this deed and where the context so requires, the
singular includes the plural.

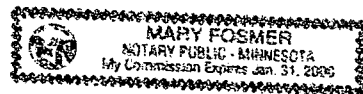
IN WITNESS WHEREOF, the grantor has executed this instrument
this 30TH day of September, 1998.

Marjorie A. Mitchell
MARJORIE A. MITCHELL

STATE OF MINNESOTA)
County of Ramsey) ss.

The foregoing instrument was acknowledged before me this 1st
day of October, 1998 by Marjorie A. Mitchell

Before me: Mary Fosmer
Notary Public for Minnesota
My Commission Expires: Jan 31, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of October A.D., 19 98 at 3:41 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 36797

FEE \$30.00

By Bernetha G. Letch, County Clerk
Kathleen Rose