

KNOW ALL MEN BY THESE PRESENTS, that JAMES F. MITCHELL, SR. herein called the Grantor, for consideration herein stated, does herein warrant grant, bargain, sell and convey unto ANITA M. HUNT, herein called the Grantee, and unto Grantee's heirs, and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

THIS INSTRUMENT IS A CORRECTION OF THAT CERTAIN WARRANTY DEED RECORDED IN VOLUME M98 AT PAGE 27962, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON WHICH CONTAINED AN INCORRECT LEGAL DESCRIPTION.

To have and to Hold the same unto the said 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 those of record and apparent to the land.

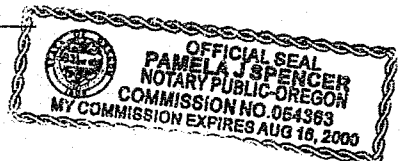
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,000.00 . However, the actual consideration consists of or includes other property or value given or promised is the part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of November, 1998 ; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

James F. Mitchell Sr.
James F. Mitchell, Sr.

State of Oregon
County of



Acknowledged before me on November ¹², 1998 by James F. Mitchell, Sr. as his voluntary act and deed.

Pamela J. Spencer
Notary Public for Oregon

My commission expires 8/16/2000

TAXES & AFTER RECORDING RETURN TO:

Anita M. Hunt
P.O. Box 746
Klamath Falls, Oregon 97601

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land more particularly described as follows:

Beginning at an iron pin which marks the Northeast corner of Tract 10 of DEWITT HOME TRACTS and which lies South 89 degrees 44' West a distance of 1354.6 feet and South 680.3 feet and South 89 degrees 22' West a distance of 30 feet from the quarter section corner common to Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing South 89 degrees 22' West, along the South line of Dewitt Avenue 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 said above mentioned tract 10; thence North along the East line of said Tract 10 a distance of 60 feet, more or less, to the point of beginning, in the NW1/4 of SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

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, 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 Ameri title the 20th day
of November A.D., 19 98 at 3:26 o'clock P. M., and duly recorded in Vol. MS8,
of Deeds on Page 42737.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Hathorn Ross