

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 grantees' 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:

43

notwithstanding any other provision contained in this instrument.

**LOT 21 IN BLOCK 43 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 SITUATED  
 ON THE REAL PROPERTY DESCRIBED HEREIN.**

**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  
 whatsoever, except those claiming under the above described encumbrances.

**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 FREE TITLE TO THE PROPERTY  
 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
 APPROVED USERS AND TO DETERMINE ANY LIMITS ON LAND USES 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 5447, Sprague, OR 97654-20603 Peacpipe Lane, Chiloquin, OR  
 97624

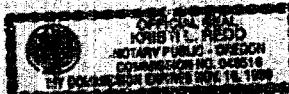
Dated this 29th day of August, 1998

STATE OF OREGON ss. August 29 1998  
 COUNTY OF KLAMATH

Personally appeared the above named

TERRY L. CARROLL

and acknowledged the foregoing instrument to be his voluntary act.



Before me,

John T.L. Reed  
 Notary Public for Oregon  
 My commission expires 11/16/99

(seal)

SEARCH NO. MTC 45791-MS

STATE OF OREGON,

County of Klamath

Filed for record at request of

Americitle

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

Witnessed by Bernie G. Leisch, County Clerk

Kathleen Rose

Deputy

Fee \$30.00

This document is being rerecorded to correct legal description  
 and return address.

OKP

STATE OF OREGON)

County of KLAMATH)

I CERTIFY that this is a true and correct  
copy of a document in the possession  
of the Klamath County Clerk.

Dated: 1-13-99  
LINDA SMITH, Klamath County Clerk

By: C. L. Smith, Deputy



STATE OF OREGON : COUNTY OF KLAMATH

Filed for record at request of Amerititle the 13th day  
of January A.D. 99 at 11:09 o'clock A. M., and duly recorded in Vol. M99  
of Deeds on Page 1125.

Linda Smith, County Clerk

by Kathleen Rose

FILED \$10.00 Re-record