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99 FEB 19 AM 1:39

MTC 47147-KC

WARRANTY DEED Vol. 1199 Page 5780

ROBERT L. MITCHELL and PATRICIA ANN MITCHELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARC C. CARPENTER,
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 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 MOBILE HOME PLATE #X97057.

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:

TRUST DEED SUBJECT TO THE TERMS AND PROVISIONS THEREOF, GIVEN TO SECURE
AN INDEBTEDNESS WITH INTEREST THEREON AND SUCH FUTURE ADVANCES AS MAY BE
PROVIDED THEREIN.

DATED: AUGUST 28, 1998

RECORDED: AUGUST 31, 1998

VOLUME: M98, PAGE 31930, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON

BUYERS HEREIN AGREE TO ASSUME SAID TRUST DEED.

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.

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: PO BOX 126, SPRAGUE RIVER, OR 97639

Dated this FEB 11, day of FEB, 1999

Robert L. Mitchell
ROBERT L. MITCHELL

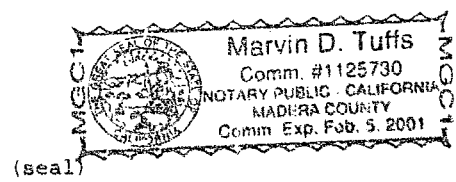
Patricia Ann Mitchell
PATRICIA ANN MITCHELL

STATE OF CALIFORNIA
COUNTY OF MADERA

SS. FEB. 11 19 99

Personally appeared the above named ROBERT L MITCHELL AND-----
PATRICIA ANN MITCHELL -----

and acknowledged the foregoing instrument to be A voluntary act.



Before me: MARVIN D. TUFFS, NOTARY
Marvin D. Tufts
Notary Public for MADERA
My commission expires FEB 5, 2001

ESCROW NO. MT47147-KC

Return to:
MARC C. CARPENTER
PO BOX 126
SPRAGUE RIVER, OR 97639

CALIFORNIA



ALL-PURPOSE



ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

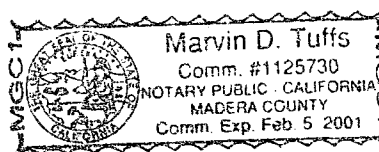
COUNTY OF MADERA)

On FEB 11, 1999 before me, MARVIN D. TUFFS, NOTARY
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, ROBERT L MITCHELL AND PATRICIA ANN MITCHELL
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
 whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/
 they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
 signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
 executed the instrument.

WITNESS my hand and official seal.

Marvin D. Tuffs (SEAL)
 NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT WARRANTY DEED
 DATE OF DOCUMENT 2-11-99 NUMBER OF PAGES 1
 SIGNER(S) OTHER THAN NAMED ABOVE _____

STATE OF OREGON - COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day
 of February A.D. 1999 at 11:39 o'clock A. M., and duly recorded in Vol. M99
 of Deeds on Page 5780

Linda Smith, County Clerk

FEE

\$35.00

by Kurtin Ross