

1999 SEP 24 AM 11:31

MTC 49030-MS
WARRANTY DEED

Vol M99 Page 38012

MICHAEL W. SAVELAND and LINDA L. SAVELAND, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: ROBERT V. MITCHELL and PAMELA J. MITCHELL, husband and wife, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
TAX ACCOUNT NO.: 3809-021CC-03400-000

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 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 185,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2028 PARK AVENUE, KLAMATH FALLS, OR 97601

Dated this 22nd day of September, 19 99

Michael W. Saveland
MICHAEL W. SAVELAND

Linda L. Saveland
LINDA L. SAVELAND

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 22, 1999 by MICHAEL W. SAVELAND AND LINDA L. SAVELAND.

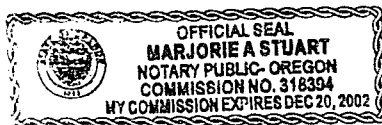
Marjorie A. Stuart

(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT49030-MS

Return to:
ROBERT V. MITCHELL
2028 PARK AVENUE
KLAMATH FALLS, OR 97601



35⁰⁰
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EXHIBIT "A"
LEGAL DESCRIPTION

Lots 3 and 4 in Block 19 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion in Lot 4, more particularity described as follows:

Beginning at the Southwest corner of said Lot 4; thence North 00 degrees 05' 28" West 118.04 feet to the Northwest corner of said Lot 4; thence North 89 degrees 50' 02" East along the North line of said Lot 4, 1.00 feet; thence South 00 degrees 23' 40" West 118.05 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 9/24/99, at 11:31 a.m.
In Vol. M99 Page 38012
Linda Smith,
County Clerk Fee \$ 35⁰⁰