

2000 MAR -3 PM 1:31

MTC 50285-LW
WARRANTY DEED

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ROYAL R. WISE and KAREN J. WISE, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MONICA L. MITCHELL,

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
3909-001DD-02301 882062


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 94,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2850 JENSEN LANE, KLAMATH FALLS, OR 97603

Dated this 26 day of Feb, 2000


ROYAL R. WISE

KAREN J. WISE

State of Washington)
County of Yakima) ss

On this day personally appeared before me ROYAL R. WISE AND KAREN J. WISE to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that THEY signed the same as THEY free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 26 day of FEB, 00.

Richard P. Miller
Notary Public in and for the State of
Washington residing at Bellevue.

My appointment expires 04-20-00

ESCROW NO. MT50285-LW

Return to:
MONICA L. MITCHELL
2850 JENSEN LANE
KLAMATH FALLS, OR 97603

26. ⁶⁰

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 6-97 being a portion of Lot 12 of PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Jones Avenue which inurred thereto.

TOGETHER WITH AN EASEMENT 30 feet in width over and across the Easterly 30 feet of Lots 3 and 12 of PIEDMONT HEIGHTS, as reserved in instrument recorded in Volume M96, page 25261, and Volume M96, page 25265, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 3/03/00, at 1:31 p m.
In Vol. M00 Page 6876
Linda Smith,
County Clerk Fee\$ 26 -