

2000 MAY 26 AM 11:24



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WARRANTY DEED

State of Oregon, County of Klamath
Recorded 05/26/00, at 11:24 a m.
In Vol. M00 Page 19066
Linda Smith,
County Clerk Fee \$ 21.00

ASPEN TITLE ESCROW NO.: 01051233

AFTER RECORDING RETURN TO:
STEVEN A. MITCHELL
3608 BISBEE STREET
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Pauline F. Keffer, hereinafter called GRANTOR(S), convey(s) and warrants to Steven Albert Mitchell, an estate in fee simple, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 15, Block 7, ALTAMONT ACRES, in the County of Klamath, State of Oregon.

Code 41, Map 3909-10AC, Taxlot 3800

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$71,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

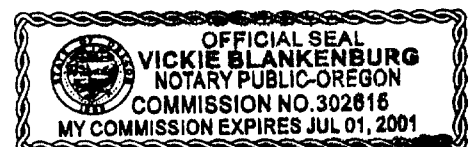
IN WITNESS WHEREOF, the grantor has executed this instrument this 26th day of May 2000.

Pauline F. Keffer
PAULINE F. KEFFER

STATE OF OREGON, County of Klamath)ss.

On May 24, 2000, personally appeared Pauline F. Keffer who acknowledged the foregoing instrument to be Her voluntary act and deed.

Vickie B. Blankenburg
Notary Public for OREGON
My Commission Expires: 7-01-2001



21A