

2001 FEB 15 PM 2:16



**Aspen**  
TITLE & ESCROW, INC.

ASPEN TITLE ESCROW NO.: 01052277

WARRANTY DEED

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AFTER RECORDING RETURN TO:  
TODD L. HAMLIN AND HOLLY Y. HAMBLIN  
3963 FRIEDA AVENUE  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 02/15/01, at 2:16 p m.  
In Vol. M01 Page 6113  
Linda Smith,  
County Clerk Fee \$ 21<sup>00</sup>

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

LEON D. MITCHELL AND BARBARA M. MITCHELL, hereinafter called  
GRANTOR(S), convey(s) and warrants to TODD L. HAMLIN AND HOLLY  
Y. HAMBLIN, HUSBAND AND WIFE, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

LOT 7, BLOCK 4, BRYANT TRACTS NO. 2, IN THE COUNTY OF KLAMATH,  
STATE OF OREGON.

CODE 41, MAP 3809-34DD, TAXLOT 700

"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  
\$77,500.00.

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 14th day of February, 2001.

Leon D Mitchell  
LEON D. MITCHELL

Barbara M Mitchell  
BARBARA M. MITCHELL

STATE OF OREGON, County of Klamath)ss.

On Feb 14, 2001, personally appeared Leon D. Mitchell and  
Barbara M. Mitchell, who acknowledged the foregoing  
instrument to be their voluntary act and deed.

Vickie Blankenburg  
Notary Public for Klamath Falls, OR  
My Commission Expires: 7/01/01

