

02 DEC 27 PM 2:18

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After Recording Return to:
WAYNE A. MITCHELL
 4508 Bisbee Street
 Klamath Falls, OR 97603
 Until a change is requested all tax statements
 Shall be sent to the following address:
WAYNE A. MITCHELL
 4508 Bisbee Street
 Klamath Falls, OR 97603

State of Oregon, County of Klamath
 Recorded 12/27/2002 2:18 p m.
 Vol M02, Pg 75788
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
 (INDIVIDUAL)

MARGARET A PICKRELL, who acquired title as **MARGARET A. JAEGER**, herein called grantor, convey(s) to **WAYNE A. MITCHELL** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Land Partition 38-02, replat of Parcel 1 of Land Partition 3-99 and Parcel 1 of Land Partition 13-98, located in portions of Lots 9 and 10, Block 3 of Second Addition to Altamont Acres, situated in the SW 1/4 SE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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 **\$70,000.00**.
 (here comply with the requirements of ORS 93.930)

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.

Dated December 23, 2002.

Margaret A. Pickrell
MARGARET A PICKRELL

STATE OF OREGON, County of Klamath) ss.

On December 23, 2003 personally appeared the above named **MARGARET A PICKRELL** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

Aspen
 TITLE & ESCROW, INC.
 525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00056253

Before me: M. A. Silveria
 Notary Public for Oregon
 My commission expires: 11-01-04

Official Seal



21A