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02 DEC 27 AM 2:18

After Recording Return to:

WAYNE A. MITCHELL  
4508 Bisbee Street  
Klamath Falls, OR 97603Until a change is requested all tax statements  
Shall be sent to the following address:  
WAYNE A. MITCHELL  
4508 Bisbee Street  
Klamath Falls, OR 97603State 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 1WARRANTY 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.

WAM  
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. Silveria  
Notary Public for Oregon  
My commission expires: 11-01-04

Official Seal

