

M05-65735

Klamath County, Oregon

10/04/2005 09:16:42 AM

Pages 3 Fee: \$31.00

After Recording Return to:

Donald R. Laird

P.O. Box 10567

Eugene, OR 97440-2567

**Until a change is requested all tax statements
shall be sent to the following address:**

NO CHANGE

WARRANTY DEED – STATUTORY FORM

Mitchell Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Kelly A. Mitchell, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

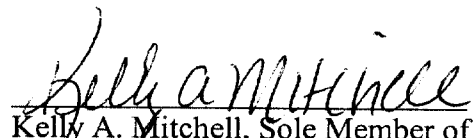
Legal description on attached Exhibit A.

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 consideration for this conveyance is none.

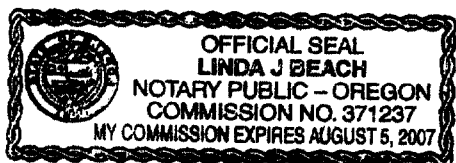
The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

Dated this 27th day of September, 2005


Kelly A. Mitchell, Sole Member of
Mitchell Properties, LLC

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on SEPTEMBER 27th 2005, by
Kelly A. Mitchell, Sole Member of Mitchell Properties, LLC.



Linda J. Beach
Notary Public for Oregon

My commission expires: 8-5-2007

EXHIBIT A

Legal Description

Parcel 2 of Partition Plat No. 10-01 in the NW1/4 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Acct # 3903-02CB-0300/WOP KEY #519273 (WOP)

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.