

59479

WARRANTY DEED

MTC 29330-HF Vol. 1993 Page 6954

KNOW ALL MEN BY THESE PRESENTS, That
JAMES H. GREEN AND SUSAN L. GREEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHANE L. MITCHELL AND KACI L. MITCHELL AND KENNETH C. BUSH, JR. AND LYNN BUSH, ***, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

*** WITH THE RIGHTS OF SURVIVORSHIP

SEE ATTACHED LEGAL EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00.
~~However, the actual consideration for this transfer, stated in terms of dollars, is \$ 45,000.00.
part of the consideration (indicate which part) The entire consideration for this transfer, stated in terms of dollars, is \$ 45,000.00.
\$45,000.00~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3 day of April, 19 93; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of CLATSOP, ss.
4/3, 19 93.

Personally appeared the above named
JAMES H. GREEN

and acknowledged the foregoing instrument
to be His voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4/15/94

Arlene L. Pruitt
ARLENE L. PRUITT
NOTARY PUBLIC - OREGON
My Commission Expires 4/15/94

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was
received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

MTC Number: 29330-HF

6955

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which lies West along the Section line 1197.94 feet and South 165 feet from the iron pin which marks the 1/4 corner common to Sections 1 and 12 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and running thence East a distance of 139 feet to an iron pin; thence South 171 feet to a point; thence West 145 feet to a point; thence North 171 feet to an iron pin; thence East 6 feet, more or less, to the point of beginning. EXCEPTING THEREFROM the North 11 feet thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day
of April A.D. 19 93 at 1:45 o'clock P M., and duly recorded in Vol. M93,
of Deeds on Page 6954.

FEE \$35.00

Evelyn Biehn County Clerk

By Charles M. Mendenhall