

WARRANTY DEED
MTC 30484-mk

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL D. RADFORD and DONNA JOY RADFORD, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREGORY C. SHERRILL and LEE SHERRILL, husband and wife, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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 the date of this deed and that

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 \$122,500.00

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 15 day of July, 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 Klamath) ss.
July 15, 1993

Personally appeared the above named MICHAEL D. RADFORD
DONNA JOY RADFORD

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

Before me: Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/96



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)

MICHAEL D. RADFORD and DONNA JOY RADFORD
3805 Beverly Drive
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
GREGORY C. SHERRILL and LEE SHERRILL
2520 OLD MIDLAND ROAD
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS
GREGORY C. SHERRILL and LEE SHERRILL
2520 OLD MIDLAND ROAD
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
GREGORY C. SHERRILL and LEE SHERRILL
2520 OLD MIDLAND ROAD
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 NE1/4 of Section 4, Township 40 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" rebar on the Section line between Sections 3 and 4, Township 40 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, from which the Section corner common to Sections 3 and 4, said Township and Range and Sections 33 and 34, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, bears North 0 degrees 54' 4" West 30 feet; thence South 89 degrees 57' 50" West 590 feet parallel to the North line of said Section 4, to a 5/8" rebar; thence South 0 degrees 54' 43" East 438 feet to a 5/8" rebar; thence North 89 degrees 57' 30" East 590 feet to a 5/8" rebar on the Section line between Section 3 and 4, said Township and Range; thence North 0 degrees 54' 43" West 438 feet along said Section line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 16th day
of July A.D., 19 93 at 1:39 o'clock P.M., and duly recorded in Vol. M93,
of Deeds on Page 17267.

FEE \$35.00

Evelyn Biehn - County Clerk

By *Quinn J. McMillan*