

WARRANTY DEED

MTC 31574-MK

KNOW ALL MEN BY THESE PRESENTS, That

SANDEE JO WEITZEL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JODIE MITCHELL

, 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:

N1/2 NW1/4 SE1/4 and the W1/2 NW1/4 NE1/4 SE1/4 of Section 5, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

## 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." AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

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 \$ to clear title. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 2 day of March 1994; 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.

Tenn  
STATE OF OREGON, )  
County of Warren ) ss.  
March 2, 1994

Sandee Jo Weitzel  
SANDEE JO WEITZEL

Personally appeared the above named  
Sandee Jo Weitzel

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

Before me: Frances Wiser  
Notary Public for Oregon Tenn  
My commission expires: 10/17/96

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)

Sandee Jo Weitzel

Rt. 12 Box 331-F1

McMinnville, TN 37110

GRANTOR'S NAME AND ADDRESS

Jodie Mitchell

P.O. Box 1052

Battle MT. NV 89820

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jodie Mitchell

P.O. Box 1052

Battle MT. NV 89820

NAME, ADDRESS, ZIP

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

Jodie Mitchell

P.O. Box 1052

Battle Mt. NV 89820

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

i certify that the within instrument was

received for record on the 10th

day of March, 1994,

at 2:42 o'clock P. M., and recorded in

book M94 on page 7493 or as

file/reel number 77374

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Carlene M. Mulino Deputy

Fee \$30.00

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