

## WARRANTY DEED

MTC 31574-MK

KNOW ALL MEN BY THESE PRESENTS, That

JODIE MITCHELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RADIANCE M.B. CHESNUT FORMALLY KNOWN AS MARY BETH SMITH ALSO KNOWN AS MARY BETH BOONE, 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: \$Clear title

~~Having received of the said grantor the sum of \$0.00, the said grantee hereby certifies that the same has been paid to the said grantor in full for the purchase of the above described premises, and that the said grantee 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.~~

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 21 day of January, 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.

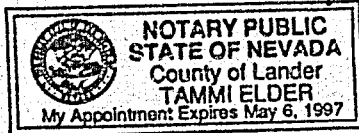
STATE OF OREGON, Nevada,  
County of Lander, ss.  
January 27, 1994.

Personally appeared the above named  
Jodie Mitchell

Jodie Mitchell  
JODIE MITCHELL

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

Before me: Tammi Elder  
Notary Public for Oregon Nevada  
My commission expires: May 6, 1997



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)

JODIE MITCHELL

P.O. Box 1052

Battle MT. NV 89820

GRANTOR'S NAME AND ADDRESS

RADIANCE M.B. CHESNUT

2848 S. 6th St. Suite 11

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

RADIANCE M.B. CHESNUT

2848 S. 6th St. Suite 11

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

RADIANCE M.B. CHESNUT

Same

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 7496 or as file/reel number 77377, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullen Deputy

fee \$30.00