

WARRANTY DEED

mtc 31574-mk

KNOW ALL MEN BY THESE PRESENTS, That

SANDY G. 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

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 8th day of February, 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, Idaho)
County of Madison) ss.
February 8, 1994

Sandy G. Mitchell
SANDY G. MITCHELL

Personally appeared the above named
SANDY G. MITCHELL

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

Before me: Marsha L. Mahary
Notary Public for Oregon
My commission expires: 4-10-94

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)

Notarize

SANDY G. MITCHELL
1978 N 5000 EAST
SUGAR CITY, ID 83446 P3448
GRANTOR'S NAME AND ADDRESS
Radiance M.B. Chesnut
2848 S. 6th St. Suite 11
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS
Radiance M.B. Chesnut
2848 S. 6th St. Suite 11
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP
Until a charge 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 7497 or as file/reel number 77378.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Danilo Muelendy Deputy

Fee \$30.00