

WARRANTY DEED

MTC 31574-mk

KNOW ALL MEN BY THESE PRESENTS, That LADD A. MITCHELL, JOYCE M. UTZ, RUTH M. POSTEDER, AND JUNE M. GARDNER, as Tenants in Common

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

~~How much money was paid for this transfer, stated in terms of dollars, is \$~~

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 19 day of January, 19 94; 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 GRANT  
JANUARY 19, 19 94

Ladd A. Mitchell  
LADD A. MITCHELL  
Joyce M. Utz  
JOYCE M. UTZ  
Ruth M. Posteder  
RUTH M. POSTEDER  
June M. Gardner  
JUNE M. GARDNER

Personally appeared the above named  
LADD A. MITCHELL

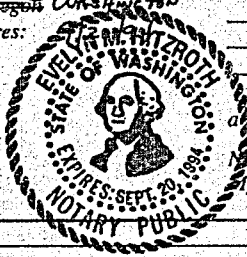
and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me: Evelyn M. Hitzgruth  
Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of  
The foregoing instrument was acknowledged by  
, 19 , by  
president, and by  
secretary of



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



Notarize

Ladd A. Mitchell  
5912 Rd. 8.1 F.N.W.  
Ephrata, WA 98823  
GRANTOR'S NAME AND ADDRESS  
Radiance M.B. Chesnut  
2848 S. 6th St. Suite 11  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS  
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  
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

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF Washington  
County of Benton

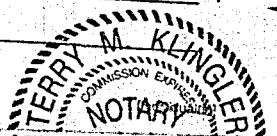
On this day, personally appeared before me June M. Gardner and Joyce M. Utz to the known (or proven on the basis of satisfactory evidence) to be the individual(s) who executed the within and foregoing instrument, and acknowledged that they signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 20<sup>th</sup> day of January, 19 94.

Terry M. Klingler  
Notary Public in and for the State of Washington  
Residing at Pasco

My appointment expires: 3/25/97

FORM 7225 REV 04/90



STATE OF OREGON,

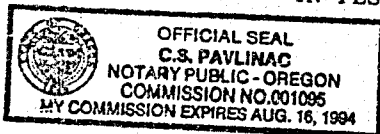
County of Clackamas } ss.

FORM NO. 23 - ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 24<sup>th</sup> day of January, 19 94, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ruth M. Bosteder

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that She executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



C.S. Pavlinac

Notary Public for Oregon.

My Commission expires 8/16/94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 10th day of March A.D., 19 94 at 2:42 o'clock P M., and duly recorded in Vol. M94 of Deeds on Page 7499.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Millendare