

0-31-94A-0-46 RCV

MTC 3 181-44K
WARRANT DEED

KNOW ALL MEN BY THESE PRESENTS, That
 WAYNE MAPSTEAD, CYRUS L. SMITH and NELLIE E. SMITH, WITH RIGHTS OF SURVIVORSHIP
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 TERRY LEE STEELE
 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:

Lots 21 and 22 of Block 41 of BUENA VISTA ADDITION to the City of Klamath
 Falls, according to the official plat thereof on file in the office of
 the County Clerk of 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 \$ 15,000.00

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 20 day of October, 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,

County of Klamath, ss.
16/26, 1994

Personally appeared the above named

WAYNE MAPSTEAD,

CYRUS L. SMITH

NELLIE E. SMITH

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

Before me:

Notary Public for Oregon

My commission expires:



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)

WAYNE MAPSTEAD, CYRUS L. SMITH and NELLIE E. SMITH

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 31stday of Oct, 1994,at 9:46 o'clock A.M. and recordedin book M94 on page 33613 or asfile/reel number 90377,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Douglas M. Henderson Deputy

Fee \$ 30.00