40142 MTC 41805-LW

WARRANTY DEED

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MARY L. MATTINGLY and MARY KATHLEEN NEIER, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey to:
CYNTHIA M. CHAFIN,
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 54 in Block 1 of TRACT 1085 - COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

'97 JUN 27 A11:18

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is $ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7002 KELLER COURT, KLAMATH FALLS, OR 97603

Dated this 26 day of JUNE, 1997.

Mary L. Mattingly
MARY L. MATTINGLY

BY: Mary Kathleen Neier HER ATTORNEY IN FACT
MARY KATHLEEN NEIER

Mary Kathleen Neier
MARY KATHLEEN NEIER

STATE OF OREGON
COUNTY OF KLAMATH ss. JUNE 26 19 97

Personally appeared the above named MARY KATHLEEN NEIER FOR HERSELF AND FOR MARY L. MATTINGLY AS HER ATTORNEY IN FACT and acknowledged the foregoing instrument to be her voluntary act.

Before me:
Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 7/11/2000

(seal) OFFICIAL SEAL
LISA LEGGET-WEATHERBY
NOTARY PUBLIC - OREGON
COMMISSION NO. 049121
MY COMMISSION EXPIRES NOV. 20, 1999

ESCROW NO. MT41805-LW

Return to:
CYNTHIA M. CHAFIN
7002 KELLER COURT
KLAMATH FALLS, OR 97603

STATE OF OREGON, County of Klamath ss.

Filed for record at request of:
Amerititle
on this 27th day of June A.D. 1997
at 11:18 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 20070
Bernetha G. Letsch, County Clerk
By Kathleen Ross Deputy.
Fee $30.00

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