

1999 SEP -3 PM 3:36

WARRANTY DEED

Vol. M99 Page 35631

MITCHELL & BOGUE, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WILLIAM W. MADEWELL and GLORIA J. MADEWELL, as tenants by the entirety,
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:

THE N1/2 OF THE E1/2 OF THE NE1/4 OF THE NE1/4, SECTION 12, TOWNSHIP 29
SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON,
EXCEPTING ANY PORTION CONTAINED IN THE RIGHTS OF WAY OF THE DALLAS
CALIFORNIA HIGHWAY U.S. 97 AND EAST DIAMOND LAKE HIGHWAY STATE 230.

TOGETHER WITH A 1973 CONCO MANUFACTURED HOME, OREGON LICENSE #X85281,
SERIAL #29342S1251 AND A 1972 SHELX MANUFACTURED HOME, OREGON LICENSE
#X83929, SERIAL #S3784 WHICH ARE SITUATE ON THE REAL PROPERTY DESCRIBED
ABOVE.

TAX ACCOUNT NO.: 2907-012AA-00100 M-085281 M-083929

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 265,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: HC 30 BOX 140, CHEMULT, OR 97731

Dated this 2nd day of September, 1999.

MITCHELL & BOGUE, INC., AN OREGON
CORPORATION

BY: Wanda Mitchell Pres
WANDA MITCHELL, PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 2, 1999 by WANDA
MITCHELL, PRESIDENT OF MITCHELL & BOGUE, INC., AN OREGON CORPORATION.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/99

ESCROW NO. MT48884-KR

Return to:
WILLIAM W. MADEWELL
HC 30 BOX 140
CHEMULT, OR 97731

State of Oregon, County of Klamath
Recorded 9/03/99, at 3:36 p.m.
In Vol. M99 Page 35631
Linda Smith,
County Clerk Fees 30.00

30.00
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