

WARRANTY DEED

45874

Vol. 145 Page

2241

KNOW ALL MEN BY THESE PRESENTS, That BLAINE DUCAT, hereinafter called the Grantor, for the consideration hereinafter stated to the Grantor paid by UNITED STATES DISTRICT COURT CLERK, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the Grantee, and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1, Block 17, NORTH KLAMATH FALLS, Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file with the County Clerk of Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said Grantee and Grantee's heirs, successors and assigns forever.

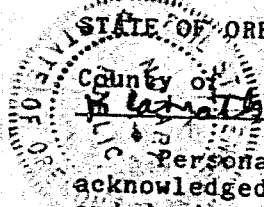
And Grantor hereby covenants to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. 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.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

In Witness Whereof, the Grantors have executed this instrument this 12 day of Feb, 1985.

Blaine C. Ducat
BLAINE DUCAT



STATE OF OREGON)
County of Klamath) ss.
Blaine C. Ducat, 1985.

Personally appeared the above named Blaine Ducat and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Philip S. Tuttle
NOTARY PUBLIC for Oregon

My Commission expires: 11/22/88

2242

Grantor's name and address:

Blaine Ducat
126 Lowell
Klamath Falls, Ore.
97601

After recording return to:

Phil Studenberg
843 Main, #201
Klamath Falls, Ore.
97601

Grantee's name and address:

U.S. District Court Clerk
Eugene, Oregon

Mail tax statements to:

Blaine Ducat
126 Lowell
Klamath Falls, Ore.
97601

STATE OF OREGON)
) ss.
 County of Klamath)

for
 recorder's
 use

I certify that the within instrument
 was received for record on the 12th day of
February, 1985, at 4:19
 o'clock P.M., and recorded in
 book/reel/volume No. M85 on page 2241 or
 as document/fee/file/ instrument/microfilm
 No. 45874 Record of Deeds of said county.

Evelyn Biehn, County Clerk

Name Title

By Pam Smith

Fee: \$9.00