

WARRANTY DEED

88792

MTC-19713P

KNOW ALL MEN BY THESE PRESENTS, That DONNA JEANNE JOHNSON

JAMES L. RUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by & MATA A. RUST, Husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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 and State of Oregon, described as follows, to-wit:

The NE 1/4 of Government Lot 2 lying South of FOREST HIGHWAY 48, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3606-3AB-300



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."

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 of the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of 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 \$9,000.00. The whole of the above described premises, together with all the rights and appurtenances thereto in anywise by law in anywise connected with the same, shall be and lawfully shall be conveyed unto the said grantee and grantee's heirs, successors and assigns, together with all the rights and appurtenances thereto in anywise by law in anywise connected with the same.

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 23rd day of June, 1988, 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.

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL
TERI KOMAREK
NOTARY PUBLIC - CALIFORNIA
LAKE COUNTY
My Comm. Expires Dec. 20, 1991

Donna Jeanne Johnson
Donna Jeanne Johnson

STATE OF OREGON, CALIFORNIA } ss.
County of Lake
June 23, 1988

Personally appeared the above named
Donna Jeanne Johnson

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

Before me: Teri Komarek
(OFFICIAL SEAL) Notary Public for State of California
My commission expires: 12-20-91

Donna Jeanne Johnson
P. O. Box 242
Middletown, CA 95461

GRANTOR'S NAME AND ADDRESS
James L. Rust & Mata A. Rust
Box 185 HC-34
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of July, 1988, at 9:31 o'clock A.M., and recorded in book M88 on page 10288 or as file/reel number 88792.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee \$8.00