

KNOW ALL MEN BY THESE PRESENTS, That Anita M. Kester

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald W. Conardy and Elaine C. Conardy, 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, 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:

Lot 776, Block 106, MILLS 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."

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 all those of record and those apparent to the land 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 \$ 28,600.00

~~NOTICE: THE GRANTOR'S OBLIGATION TO DEFEND THE GRANTEE'S TITLE IS LIMITED TO THE ENCUMBRANCES OF RECORD AND THOSE APPARENT TO THE LAND AS OF THE DATE OF THIS DEED. THE GRANTOR DOES NOT WARRANT AGAINST DEFECTS IN TITLE OR THE ACCURACY OF ANY RECORDS OR INSTRUMENTS REFERENCED HEREIN.~~

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 1st day of March, 19 91; 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.
March 1, 19 91

Ramona Hanks as attorney in
fact for Anita M. Kester

Anita M. Kester

Personally appeared the above named _____
Ramona Hanks as attorney in
fact for Anita M. Kester

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

Before me:

Dorothy M. Minn
Notary Public for Oregon
My commission expires: 6/8/92

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____
day of _____, 19 _____, by _____,
_____ president, and by _____,
_____ secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

Anita M. Kester
2345 Hope St.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Ronald W. Conardy and Elaine C. Conardy
2689 B 10th Street OARB
Oakland, CA 94607
GRANTEE'S NAME AND ADDRESS

After recording return to:
Ronald W. Conardy and Elaine C. Conardy
2689 B 10th Street OARB
Oakland, CA 94607
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Ronald W. Conardy and Elaine C. Conardy
2689 B 10th Street OARB
Oakland, CA 94607
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.
I certify that the within instrument was
received for record on the 8th
day of March, 19 91,
at 10:50 o'clock A. M., and recorded
in book M91 on page 4181 or as
file/reel number 26687,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Quelene M. Henderson Deputy

Fee \$28.00