

## MOUNTAIN TITLE COMPANY

49858

WARRANTY DEED  
MTC 21836 MK

Vol m92 Page 19564

KNOW ALL MEN BY THESE PRESENTS, That JOE SCRANCE and KENNETH SCRANCE, not as TENANTS IN COMMON, but with THE RIGHT OF SURVORSHIP hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRENT E. JEFFERS and SUSAN L. JEFFERS, Husband and Wife, as to undivided one half interest\*, 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 \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

and FRED L. RHODES and JAMES A. RHODES, AS TENANTS IN COMMON, as to undivided one half interest.

57 Lot 6 in Block 8, ORIGINAL TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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"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 those of record and those apparent upon the land, if any, as the date of this deed and that

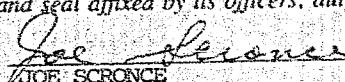
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00

~~IT IS HEREBY STATED THAT THE FOREGOING INSTRUMENT IS FOR THE EXACT AMOUNT OF \$10,000.00~~

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 24th day of August, 1992, 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.



JOE SCRANCE

KENNETH SCRANCE



STATE OF OREGON,  
County of Klamath ) ss.  
August 24, 19 92

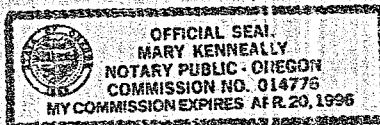
Personally appeared the above named  
Joe Scrance and Kenneth Scrance

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

Before me:



Notary Public for Oregon  
My commission expires: 4/20/96



STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

, 19\_\_\_\_\_, by \_\_\_\_\_

president, and by \_\_\_\_\_

secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (SEAL)

Joe and Kenneth Scrance

P.O. box 107  
Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

Brent E. & Susan L. Jeffers  
Fred L. Phodes & James A. Phodes  
P.O. Box 994761, Redding, CA 96099

GRANTEE'S NAME AND ADDRESS

Above recording return to:  
Brent & Susan L. Jeffers  
Fred Rhodes & James A. Phodes  
P.O. box 994761, Redding, CA 96099

NAME, ADDRESS, ZIP

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

Brent E. & Susan L. Jeffers  
Fred L. Rhodes & James A. Rhodes  
P.O. Box 994761, Redding, CA 96099

NAME, ADDRESS, ZIP

NAME RESERVED

FOR RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath  
I certify that the within instrument was received for record on the 27th  
day of Aug., 1992,  
at 3:57 o'clock P. M., and recorded  
in book M92 on page 19564 or as  
file/reel number 49858,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Darlene Mclinden Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY