

50966

MTL 28250

WARRANTY DEED

Vol. M92 Page 21668

KNOW ALL MEN BY THESE PRESENTS, That
Joyce L. Rhodes 1990 Family Trust

Trustees of the Willard M. Rhodes and

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Betty Jean Scott, 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 3 in Block 1 of BEL AIRE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 of the date of this deed, and taxes and that for the fiscal year 1992-1993, a lien not yet due and payable, 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 \$ 52,000.00. However, the actual consideration consists of or includes other property or value given or promised which is not included in the above stated consideration. If the above stated consideration is not applicable, it should be deleted. See ORS 93.080.

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 17th day of September, 19 92; 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.

Trustees of the Willard M. Rhodes and
Joyce L. Rhodes 1990 Family Trust

STATE OF OREGON, California)
County of San Mateo) ss.
September 17, 19 92

Willard M. Rhodes
Trustee
Joyce L. Rhodes
Trustee

Personally appeared the above named _____
Willard M. Rhodes and
Joyce L. Rhodes

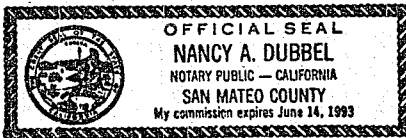
_____ and acknowledged the foregoing instrument
to be _____ their _____ voluntary act and deed.

Before me:

Mayle B. B. B.
Notary Public for OREGON California
My commission expires: 6-14-93

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 _____ (SEAL)
My commission expires: _____



Trustees of the Willard M. Rhodes and
Joyce L. Rhodes 1990 Family Trust

GRANTOR'S NAME AND ADDRESS

Betty Jean Scott

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601
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 21st day of Sept., 19 92, at 3:36 o'clock P. M. and recorded in book M92 on page 21668 or as file/reel number 50966.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Dorlene M. M. M. Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

SEP 21 PM 3 36