

KNOW ALL MEN BY THESE PRESENTS. That

KLAMATH VENTURE CAPITAL, INC., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. RUST and 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, 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 9, Block 2, TRACT NO. 1017, MOUNTAIN LAKES HOMESITES, 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 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 \$ 4,500.00

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 23rd day of April, 19 93; 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 _____) ss.
19 _____

Klamath Venture Capital, Inc.
KLAMATH VENTURE CAPITAL, INC.
by: Lucile F. Kepner
LUCILE F. KEPNER, PRESIDENT

Personally appeared the above named _____
KLAMATH VENTURE CAPITAL, INC.

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

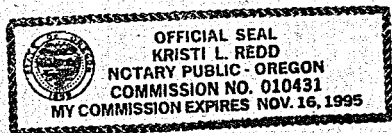
Before me: _____
Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this April 23, 19 93, by LUCILE F. KEPNER,
president. ~~XXXX~~

XXXXXXXXXXXXXXXXXXXX of
KLAMATH VENTURE CAPITAL, INC.

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



~~KLAMATH VENTURE CAPITAL, INC~~
~~3038 CANNON STREET~~
~~KLAMATH FALLS. OR 97603~~

GRANTOR'S NAME AND ADDRESS
JAMES L. RUST and MATA A. RUST
27640 WESTSIDE ROAD
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

Afternoon delivery: JAMES L. RUST and MATA A. RUST
27640 WESTSIDE ROAD
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

JAMES L. RUST and MATA A. RUST
27640 WESTSIDE ROAD
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 27th
day of April, 19 93,
at 10:42 o'clock A. M., and recorded
in book M93 on page 8998 or as
file/reel number 60586.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelendorp Deputy

Fee \$30.00