

10-26-93A09:38 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

## WARRANTY DEED

MTC 31395-HF

KNOW ALL MEN BY THESE PRESENTS, That  
JAMES L. RUST and MATA A. RUST, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
THEODORE W. STEFFEN and MARY E. STEFFEN, 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.

## 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 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 \$ 9,900.00

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 20th day of October, 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 Klamath ) ss.  
October 20, 19 93.

James L. Rust  
James L. Rust  
Mata A. Rust

Personally appeared the above named \_\_\_\_\_  
JAMES L. RUST  
MATA A. RUST

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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)

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

GRANTOR'S NAME AND ADDRESS

THEODORE W. STEFFEN and MARY E. STEFFEN

22917 Varney Creek Rd.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

THEODORE W. STEFFEN and MARY E. STEFFEN

22917 Varney Creek Rd.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

THEODORE W. STEFFEN and MARY E. STEFFEN

22917 Varney Creek Rd.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

I certify that the within instrument was received for record on the 26th day of Oct, 19 93, at 9:38 o'clock A M., and recorded in book M93 on page 28027 or as file/reel number 70252, Record of Deeds of said county.  
 Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
 By Dorlene Mulindore Deputy

Fee \$30.00

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