

**KNOW ALL MEN BY THESE PRESENTS, That** \_\_\_\_\_ **Blaine Ducat**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Suzanne V. Ducat, 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 1 in Block 17 of KLAMATH FALLS 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**

**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 of the date of this deed,

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 \$ 18,000.00.

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.

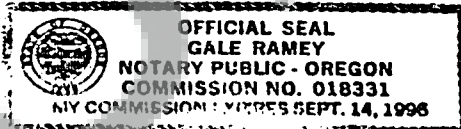
In Witness Whereof, the grantor has executed this instrument this 29th day of October, 1993; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath  
October 29, 1993 ss.  
Blaine Ducat

Personally appeared the above named Blaine Ducat

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

Before me: John R. Gray  
Notary Public for Oregon  
My commission expires:



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)

STATE OF OREGON.

County of Klamath ss.

I certify that the within instrument was received for record on the 29th day of Oct, 19 93, at 3:45 o'clock P M., and recorded in book M93 on page 28622 or as file/reel number 70554.

Record of Deeds of said county.

Witness my hand and seal of County

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mullendore Deputy

**Fee \$30.00**

**MOUNTAIN TITLE COMPANY**

10-29-93P03:45 RCVD

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