

70554

70717

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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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 NORTH KLAMATH FALLS
Klamath Falls, Oregon, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

** This document is being rerecorded to correct legal description**

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. and that 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, 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.

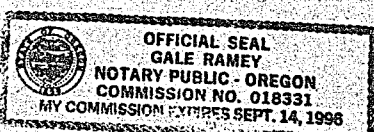
STATE OF OREGON,
County of Klamath)
October 29, 19 93) ss.

Blaine C Ducat
Blaine Ducat

Personally appeared the above named
Blaine Ducat

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

Before me: [Signature]
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)

Blaine Ducat
788 Reddy Ave
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Suzanne V Ducat
126 Lowell St.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Small First Federal
P.O. Box 5270
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change requested all by parties shall be sent to the following address:
Small First Federal
P.O. Box 5270
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP



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 filed reel number 70554.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Pauline Mullins, Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

10-29-93P03:45 RCVD

MOUNTAIN TITLE COMPANY

11-03-93A09:34 RCVD

MOUNTAIN TITLE COMPANY

SS385 1934 Nov 3
87085 1934 Nov 3

28979

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day
of Nov. A.D., 19 93 at 9:34 o'clock A.M., and duly recorded in Vol. M93,
of Deeds on Page 28978.

FEE \$10.00

Evelyn Biehn . County Clerk

By Caroline Millenbore