

72045

MOUNTAIN TITLE COMPANY

Vol. M93 Page 31685

71703

WARRANTY DEED MTC 31277-HF

Vol. M93 Page 30983

KNOW ALL MEN BY THESE PRESENTS, That CAROL CLEWETT and TRUSTEES OF THE RUSCH FAMILY TRUST hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. CONDIT and KATHRYN L. CONDIT, husband and wife 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 thereto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The 51/2 W1/2 SE1/4 NE1/4 SW1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the South 30 feet for public roadway.

Together with that certain easement for road purposes as disclosed by instrument recorded January 14, 1975 in Volume M75 at page 556 Microfilm Records 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."

THIS DOCUMENT IS BEING RERECORDED TO CORRECT LEGAL DESCRIPTION AND SAID GRANTOR HEREBY COVENANTS TO AND WITH SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER 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 GRANTEE 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 \$ 7,000.00

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 17th day of NOV 1993 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized therein in order of its board of directors.

STATE OF OREGON, STATE OF CALIFORNIA COUNTY OF Santa Clara On November 17, 1993 before me, Connie L Hveem

personally appeared Carol Clewett Notary Public, TRUST

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

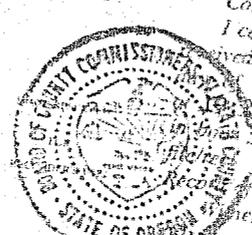
WITNESS my hand and official seal. Signature Connie L Hveem



SF-9474-B (Rev. A - 11/90) (CA) CAROL CLEWETT and TRUSTEES OF THE RUSCH FAMILY TRUST 1068 SHANDUSCH CT SAN JOSE, CA 95136

GRANTOR'S NAME AND ADDRESS JOHN C. CONDIT and KATHRYN L. CONDIT 3604 ORINDALE RD KLAMATH FALLS, OR STATE OF OREGON, County of Klamath ss.

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was given for record on the 23rd November 1993 at 4 o'clock A.M., and recorded M93 on page 30983 or as number 71703 Deeds of said county.



Filed for record at request of: Mountain Title Co on this 30th day of Nov A.D. 1993 at 11:20 o'clock A.M. and duly recorded in Vol. M93 of Deeds Page 31685 Evelyn Biehn County Clerk By Audine Mickelare Deputy.

Evelyn Biehn County Clerk Recording Officer By Annette Mueller Deputy

Fees: \$30.00

TITLE COMPANY

Fee, \$5.00

MOUNTAIN TITLE COMPANY 11-30-93A11:20 RCVD 11-23-93A10:24 RCVD

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