



## WARRANTY DEED

ASPEN TITLE #05044305

AFTER RECORDING RETURN TO:  
LARRY A. & GARRY A. RENICKER30141 O'Neil Dr.  
Klamath Falls OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

THE CIT GROUP/EQUIPMENT FINANCING INC., A NEW YORK CORPORATION hereinafter called GRANTOR(S), convey(s) to LARRY A. RENICKER AND GARRY A. RENICKER hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:  
NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP DEB  
Lot 58, Subdivision of a portion of Tracts B and C, FRONTIER TRACT, in the County of Klamath, State of Oregon.

CODE 8 MAP 3606-9DA TAX LOT 2300

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$1,120.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6TH day of FEBRUARY 1996.

THE CIT GROUP/EQUIPMENT FINANCING, INC.

X BY: T. Clement TITLE: Senior Portfolio Manager

STATE OF Arizona )  
County of Maricopa ) ss.

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of FEBRUARY, 1996, by Tyler Clement

of THE CIT GROUP/EQUIPMENT FINANCING, a NEW YORK corporation, on behalf of the corporation.

Before me: Bonnie L. Kelly  
Notary Public for Arizona  
My commission expires 12-10-99



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 9th day  
of Feb A.D., 19 96 at 11:29 o'clock A. M., and duly recorded in Vol. M96,  
of Deeds on Page 3845

**FEE** \$35.00

Bernetha G. Letsch, County Clerk

By Lyndell D. Lutz