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ASPEN TITLE ESCROW NO. 05049144
 AFTER RECORDING RETURN TO:
 Mr. Johnny A. Sanders

6049 Hwy 39
 Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

CHARLES N. SCHUSS, TRUSTEE OF THE CHARLES N. SCHUSS REVOCABLE
 LIVING TRUST, hereinafter called GRANTOR(S), convey(s) to
 JOHNNY A. SANDERS, hereinafter called GRANTEE(S), all that real
 property situated in the County of Klamath, State of Oregon,
 described as:

Lot 4, Block 208 MILLS SECOND ADDITION TO THE CITY OF KLAMATH
 FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33DC, Tax Lot 11400

"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, Trust Deed, including
 the terms and conditions thereof, recorded June 29, 1979, in
 Book M-79, Page 15481, Mortgage Records of Klamath County,
 Oregon, in favor of Klamath First Federal, which Trust Deed the
 Grantees herein DO NOT agree to assume and pay and Grantors
 hereby hold Grantees harmless therefrom, and Grantors herein
 warrant that this Trust Deed will be paid in full prior to or
 at the time of payment in full of the Trust Deed between
 Grantor and Grantee herein which is being recorded immediately
 subsequent to the recording of this Deed.,

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
 \$18,000.00.

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 4th day of February, 1999.

CHARLES N. SCHUSS, TRUSTEE OF THE CHARLES N. SCHUSS REVOCABLE
 LIVING TRUST

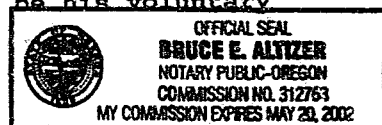
X Charles N. Schuss
 CHARLES N. SCHUSS, TRUSTEE

X Charles N. Schuss
 CHARLES N. SCHUSS, INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

On February 16th, 1999, personally appeared Charles N. Schuss
 who acknowledged the foregoing instrument to be his voluntary
 act and deed.

Bruce E. Altizer
 Notary Public for Oregon



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WARRANTY DEED
PAGE 2My Commission Expires: 20 May 02

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day
of March A.D., 1999 at 3:46 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 8705

Linda Smith, County Clerk

FEE

\$35.00

by Kathleen Rosa