

77247

99 MAR 31 P3:18

Vol 1799 Page 11495

After recording return to (Name, Address, Zip)

RODNEY & DEBRA RYAN

14560 SPRAGUE RIVER ROAD

CHILOQUIN, OR 97624

Cendant #6200-36159

Until requested otherwise send all tax statements to

SAME

K-53737

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CENDANT MOBILITY SERVICES CORPORATION, A DELAWARE CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RODNEY RYAN AND DEBRA RYAN, HUSBAND AND WIFE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

That portion of the S 1/2 N 1/2 NE 1/4 SW 1/4 of Section 11 Township 35 South, Range 9 East of the Willamette Meridian, lying Easterly of the Center Threau of the Sprague River and Westerly of the existing Chiloquin Sprague River Highway as now located in the County of Klamath, State of Oregon.

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to aid with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$113,000.00. However, the actual consideration consists of or includes other property or value given or promised which is (the whole) (part of the) consideration (indicate which) ^ (The sentence between the symbols ^, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of MARCH, 19 99. if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

11496

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 30.930.

Dated this 18th day of March, 1999

CENDANT MOBILITY SERVICES, CORP.

BY:

Farman A. Wells
Assistant Secretary

STATE OF Connecticut
COUNTY OF Fairfield) SS

I certify that I know or have satisfactory evidence that Farman A. Wells is/are the person(s) who appeared

(Names of person(s))
before me, and said person(s) acknowledged that (he/she/they) signed this instrument and on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Assistant Secretary of CENDANT MOBILITY SERVICES, CORP. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 18, 1999

Elaine R. Colt
Notary Public in and for the State of Connecticut
Residing at New Milford
(City)

(Seal)

My appointment expires _____

ELAINE R. COLT
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2003

STATE OF OREGON, COUNTY OF CLATSOP) SS

Filed for record at request of FIRST AMERICAN TITLE
of MARCH A.D. 1999 at 3:18
DEEDS

the 31ST day of MARCH and duly recorded in Vol. M99
on Page 11495

FF: 35.00

by Kathleen Rose
Linda Smith, County Clerk