

After recording return to (Name, Address, Zip)

Vol. M 11 Page 15245

Suzanne Dias

c/o 516 WEST "A" STREET

HAYWARD, CA

94541

Until requested otherwise send all tax statements to

Suzanne Dias

Same as above

R-53121

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

Suzanne Dias, An Estate in Fee Simple

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:

The Southeasterly 72 feet of Lot 10 in Block 43, First Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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

And Grantor hereby covenants to and 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 \$ 52,500.00

^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 28th day of December, 1998; 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.

15246

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 28th day of December, 1998.

CENDANT MOBILITY SERVICES, CORP.

BY: Cori L. Bernabe

ITS: Asst. Secy

STATE OF Connecticut)
COUNTY OF Fairfield) SS

I certify that I know or have satisfactory evidence that Corinne L. Bernabe 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: December 28, 1998

Elaine R. Colt

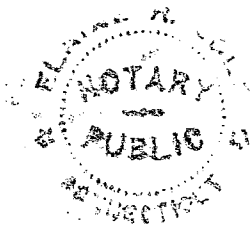
Notary Public in and for the State of
Connecticut
Residing at New Milford
(City)

(Seal)

My appointment expires _____

ELAINE R. COLT
NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 31, 2003



STATE OF OREGON : COUNTY OF KLAMATH: SS

Filed for record at request of First American Title the 26th day
of April A.D. 1999 at 11:13 o'clock A.M., and duly recorded in Vol. M99
of Deeds on Page 15245

FEE \$35.00

by Linda Smith Linda Smith, County Clerk