

4184

## WARRANTY DEED

Vol. 15 Page 9962

KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. FISHER,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSELL A. SCOTT and FAYE N. SCOTT, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

That portion of the North 125 feet of Lot 21, Section 6, Township 35 S., Range 7 E. of the Willamette Meridian, lying between the former The Dalles-California Highway on the East and the shore of Agency Lake on the West.

SUBJECT TO: 1. Taxes for the fiscal year 1975-76, a lien, but not yet due and payable. 2. Rights of the Federal Government, the State of Oregon and the general public in that portion of the herein-described property lying below the high water line of Agency Lake. 3. Agreement recorded in Deed Vol. 64, page 76, to California Oregon Power Co. 4. Right of way for transmission line, recorded in Deed Vol. 124, page 511, to California Oregon Power Co. 5. Mortgage in favor of First Federal Savings and Loan Association, recorded in Volume M-74 at page 14746, which the grantees herein agree to assume and pay according to the terms contained therein.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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 except as set forth above,

and that grantor 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 \$ 47,000.00

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 25th day of August, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Charles A. Fisher

STATE OF OREGON, )  
County of Klamath ) ss.  
August 25, 1975

Personally appeared the above named Charles A. Fisher

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Judy B. Pubols

Notary Public for Oregon

My commission expires Aug. 12, 1977

STATE OF OREGON, County of ) ss.  
August 25, 1975

Personally appeared \_\_\_\_\_ and \_\_\_\_\_

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Charles A. Fisher  
403 Main Street  
Klamath Falls, Oregon

Russell A. & Faye N. Scott  
Route 2 Box 230  
Scio, Oregon 97374

After recording return to:  
grantees

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

First Federal Savings  
540 Main Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 26th day of AUGUST, 1975, at 11:13 o'clock AM., and recorded in book M. 75 on page 9962 or as file/reel number 4184.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Shagin Recording Officer  
Deputy

FEE \$ 3.00