

1-1-74

SPECIAL WARRANTY DEED

Vol. M80 Page 11413

KNOW ALL MEN BY THESE PRESENTS, That

ERNEST W. SCOTT and DORRIS C. SCOTT,

husband and wife

hereinafter called grantor,  
PHILIP B. SCOTT

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at the Northwest corner of Lot 2, Block 18 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence Southeasterly along the Southwesterly line of said Lot 2, 90 feet; thence Easterly parallel with Manzanita Street, 37½ feet; thence Northwesterly at right angles to Manzanita Street, 90 feet to the Southerly line of Manzanita Street; thence Southwesterly along the Southerly line of Manzanita Street, 37½ feet to the place of beginning, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Right of Way Agreement, including the terms and provisions thereof, recorded February 2, 1954 in Volume 11 at page 310, Miscellaneous Records of Klamath County, Oregon in favor of the City of Klamath Falls. (Affects Lots 1 and 2 of Block 18)
3. Reservations and restrictions as contained in Deed recorded May 18, 1950 in Volume 239, page 40, Deed Records of Klamath County, Oregon, Arthur W. Mayer, grantor and Reed A. Winkle, grantee, to wit:

"This conveyance is made subject to an easement 5 feet wide over the North-easterly side of said property for driveway purposes."

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,000.00  
(If the consideration is stated in terms of cents, the symbol ¢, if not applicable, should be deleted. See ORS 93.030.)

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 31st day of May, 1980;

if a corporate grantor, it has caused this instrument to be signed and sealed by its officers, duly authorized thereto by order of its board of directors



ISABEL L. GRISSOM  
NOTARY PUBLIC — CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY

(If executed by a corporation  
affix corporate seal)

My Commission Expires January 27, 1981

ERNEST W. SCOTT

DORIS C. SCOTT

STATE OF CALIFORNIA

County of LOS ANGELES

June 17, 1980

} ss.

Personally appeared the above named  
ERNEST W. SCOTT and DORRIS C.  
SCOTT, husband and wife

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon  
My commission expires

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and

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 be-  
half 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:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

Mr. &amp; Mrs. Ernest W. Scott

2826 E. Sierra Madre Blvd.  
Pasadena, CA 91107

GRANTOR'S NAME AND ADDRESS

Mr. Philip B. Scott

1664 Manzanita  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instru-  
ment was received for record on the  
20th day of June, 1980,  
at 3:24 o'clock P.M., and recorded  
in book M80 on page 11413 or as  
file/reel number 85867

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

Wm. D. Milne

By Bernetha Helzsch Recording Officer  
Deputy

Fee-\$3.50

JUN 20 PM 3 24