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MM-30089

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 14196

RANDY R. SCOTT and SUSAN J. SCOTT, husband and wife

convey(s) to ARTHUR E. WHELCHER and KATHERINE L. WHELCHER, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lots 7, 8, 9 and 10, Block 24, SECOND ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. *Am - kl*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto

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 \$ 50,000.00 ~~XXXX However, the actual consideration can be determined by other means other than the above stated amount which is the whole or part of the consideration which is not applicable to this deed.~~

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 24 day of July, 19 86.

Randy R. Scott
Randy R. Scott

Susan J. Scott
Susan J. Scott

STATE OF OREGON, County of Klamath)ss.

On this 24 day of July, 19 86.

*Personally appeared the above named Randy R. Scott and Susan J. Scott husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Barlene P. Addington*
Notary Public for Oregon
My Commission Expires: 3-22-89

Randy R. Scott
Susan J. Scott

GRANTOR'S NAME AND ADDRESS

Arthur E. Whelchel
Katherine L. Whelchel

GRANTEE'S NAME AND ADDRESS

After recording return to:

Arthur E. & Katherine L. Whelchel
P.O. BOX 1891
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

14197

EXHIBIT "A"

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Second Addition to the City of Klamath Falls.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : Sherrel J. Davis and Mary M. Davis,
husband and wife
Trustee : William Ganong, Jr.
Beneficiary : First Federal Savings and Loan Association
of Klamath Falls, Oregon, a Corporation
Dated : June 11, 1975
Recorded : June 12, 1975
Book : M-75
Page : 6602

WHICH, the said Grantee herein does not agree to assume and the Grantor herein agrees to hold Grantee harmless therefrom

4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : Randy R. Scott and Susan J. Scott, husband
and wife
Trustee : Klamath County Title Company
Beneficiary : Sally A. Polly
Dated : September 30, 1981
Recorded : October 1, 1981
Book : M-81
Page : 17429

By Mesne Assignments, said Trust Deed was assigned:
To : Metropolitan Mortgage and Securities Co., Inc.
dba Metropolitan Financial Services, Inc.

Recorded : July 3, 1984
Book : M-84
Page : 11233

WHICH, said Trust Deed, the Grantee herein does not agree to assume and the Grantor herein agrees to hold Grantee harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 12th day
of August A.D., 19 86 at 10:20 o'clock A M., and duly recorded in Vol. _____ M86,
of _____ Deeds on Page 14196.

Evelyn Biehn, County Clerk
By Sam Smith

FEE

\$14.00