

83249



Aspen
TITLE & ESCROW, INC.

Vol. 188 Page 305

S-31826

WARRANTY DEED (INDIVIDUAL)

JESALEE FOSTERLING

_____, hereinafter called grantor,
convey(s) to MELTON S. SCOGIN, JR. and DONETTE SCOGIN, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 11, Block 4, FORST ADDITION TO BUREKER PLACE, 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 DEPART-
MENT 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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

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 \$ 37,000.00 ~~However, the actual con- sideration consists of or includes other property or value given or promised which is the whole or part of the~~
~~(Indicate which, if any, of the above is not applicable. See ORS 93.030.)~~

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 30 day of December,
19 87.

JESALEE FOSTERLING

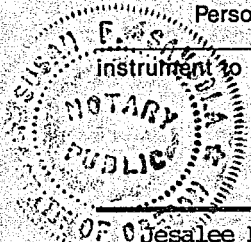
STATE OF OREGON, County of Multnomah ss.

On this 5 day of January, 19 88.

Personally appeared the above named Jesalee Fosterling

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

Before me:
Notary Public for Oregon
My Commission Expires: 8-11-89



OF Jesalee Fosterling

GRANTOR'S NAME AND ADDRESS

Melton S. Scogin, Jr.
Donette Scogin

GRANTEE'S NAME AND ADDRESS

After recording return to:

Melton S. & Donette Scogin
4503 Bristol
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Melton S. Scogin, Jr. & Donette Scogin
4503 Bristol
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Deputy

EXHIBIT "A"

Fosterling to Scogin

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
3. Conditions, restrictions as shown on the recorded plat of First Addition to Bureker Place.
4. Irrigation Easement over the Northerly 16 feet of the herein described property reserved in deed from Norman Jones and Bill Jones, a co-partnership, to James D. Caven, et ux., dated August 17, 1955, recorded August 30, 1955, in Book 277 at page 115, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company
 of January A.D. 19 88 at 10:45 o'clock A M., and duly recorded in Vol. M88
Deeds on Page 305
 FEE \$15.00
 By Evelyn Biehn County Clerk [Signature]