



WARRANTY DEED - INDIVIDUAL

#01032717

AFTER RECORDING RETURN TO:  
JIMMY LEE SCOTT  
JOANNE LYNN SCOTT  
HC 30, Box 71  
Chemult, OR 97731

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

ALLEN E. CARLSON and BOBBIE J. CARLSON, husband and wife  
hereinafter called grantor, convey(s) to JIMMY LEE SCOTT and  
JOANNE LYNN SCOTT, husband and wife hereinafter called grantee,  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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 covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) 1988-89 taxes, a  
lien not yet payable. 2) Rights of the public in and to any  
portion of the herein described premises lying within the  
boundaries of roads or highways. 3) Subject to rules and  
regulations of Fire Patrol District. 4) Right of way as  
disclosed in instrument recorded October 18, 1955 in Book 278 at  
page 318. 5) Right of way, recorded November 25, 1955 in Book  
279 at page 323. 6) Certificate of Right of Way, recorded August  
18, 1958 in Book 302 at page 225. 7) Trust Deed recorded April  
21, 1988 in Book M-88 at page 6301 and beneficial assignment  
recorded April 21, 1988 in Book M-88 at page 6303, which grantee  
herein hereby assumes and agrees to pay and hold grantor herein  
harmless therefrom

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

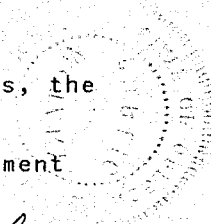
The true and actual consideration for this transfer is  
\$15,329.16.

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 29th day of September 1988.

Allen E. Carlson  
ALLEN E. CARLSON

Bobbie J. Carlson  
BOBBIE J. CARLSON



STATE OF OREGON  
COUNTY OF KLAMATH  
I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original instrument as recorded in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

SEP 30 AM 11 02 '88



## EXHIBIT "A"

## PARCEL 1:

A tract of land situated in the S 1/2 E 1/2 NE 1/4 NE 1/4 Section 12, Township 29 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the West line of said S 1/2 E 1/2 NE 1/4 NE 1/4 from which the Northwest corner of said S 1/2 E 1/2 NE 1/4 NE 1/4 bears North 01 degrees 01' 29" West, 255.08 feet; thence South 01 degrees 01' 29" East on said West line, 404.39 feet to the Southwest corner of said S 1/2 E 1/2 NE 1/4 NE 1/4; thence North 89 degrees 10' 40" East on the South line of said S 1/2 E 1/2 NE 1/4 NE 1/4, 465.08 feet to a point on the West line of Highway 97; thence North 00 degrees 17' 00" West on last said West line, 404.05 feet; thence South 89 degrees 13' 17" West, 470.23 feet to the point of beginning.

## PARCEL 2:

A tract of land situated in the S 1/2 E 1/2 NE 1/4 NE 1/4 of Section 12, Township 29 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point where the North line of said S 1/2 E 1/2 NE 1/4 NE 1/4 intersects the West line of Highway 97; thence South 00 degrees 17' 00" East on said West line, 255.09 feet; thence South 89 degrees 13' 17" West, 470.23 feet to the West line of said S 1/2 E 1/2 NE 1/4 NE 1/4; thence North 01 degrees 01' 29" West on last said West line, 255.08 feet to the Northwest corner of said S 1/2 E 1/2 NE 1/4 NE 1/4; thence North 89 degrees 13' 17" East on the North line of said S 1/2 E 1/2 NE 1/4 NE 1/4, 473.53 feet to the point of beginning.

TAC: 50-2907-12AA-200 KEY NO. 78908

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day  
of Sept. A.D., 19 88 at 11:02 o'clock A. M., and duly recorded in Vol. M88  
of Deeds on Page 16315  
Evelyn Biehn County Clerk

FEE \$18.00

By Pauline Meilendorf