

#01033620
WARRANTY DEED

AFTER RECORDING RETURN TO:

CLIFTON P. SCOTT
MILDRED L. SCOTT
2917 Gayridge St.
Tomona, CA 91767UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJAMES L. PATZKE and VERNA L. RANSEY, who acquired title as VERNA
L. PATZKE, hereinafter called GRANTOR(S), convey(s) to CLIFTON
P. SCOTT and MILDRED L. SCOTT, husband and wife hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT 'A' ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN."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) Taxes for the
fiscal year 1989-'90, 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) Five
Easements, including the terms and provisions thereof, recorded
9-8-58 in Book 303, page 255 and recorded 10-9-59 in Book 316,
page 391 and recorded 3-28-74 in Book M-74, page 3849 and
recorded 2-22-77 in Book M-77, page 3140 and recorded 8-12-77 in
Book M-77, page 14651. 4) Mortgage, including the terms and
provisions thereof, recorded 3-2-78 in Book M-78, page 3947, in
favor of Donald V. Honella, which Mortgage the Grantees herein
agree to assume and pay according to the terms contained
therein.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
\$32,000.00.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 2nd day of August, 1989.X James L. Patzke
JAMES L. PATZKEX Verna L. Ramsey
VERNA L. RAMSEY

STATE OF OREGON, County of Klamath)ss.

August 11, 1989.Personally appeared the above named JAMES L. PATZKE and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me:

Notary Public for Oregon

My Commission Expires March 22, 1993.

WARRANTY DEED
PAGE 2STATE OF Arizona, County of Greenlee) ss.August 7, 1989.Personally appeared the above named VERNA L. RAMSEY and
acknowledged the foregoing instrument to be her voluntary act
and deed.Before me: Carol L. Decker
Notary Public for State of Arizona
My Commission Expires: March 4, 1993Unofficial
Copy

EXHIBIT "A"

A portion of land situated in the S 1/2 Section 1, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the South quarter corner of Section 1, Township 37 South, Range 14 East of the Willamette Meridian; thence North 89 degrees 26' 10" East a distance of 191.50 feet to a 1/2" iron pin; thence North 1246.22 feet to a 1/2" iron pin on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway; thence North 66 degrees 45' 21" West along the Southwesterly right of way line of said highway 636.16 feet to a 1/2 inch iron pin; thence South 1523.90 feet to a 1/2" iron pin on the South boundary of said Section 1; thence North 89 degrees 26' 10" East 439.00 feet to the point of beginning.

CODE 92 & 113 MAP 3714-100 TL 1900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 14th day
of Aug. A.D. 1989 at 3:39 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 15030.
Evelyn Biehn - County Clerk
By Debbie Millenolase

FEE \$18.00