

#01033676
WARRANTY DEED

AFTER RECORDING RETURN TO:
RONALD E. SCOTT
JEAN D. SCOTT
4225 N. Gratton Road
Denair, CA. 95316

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

INITIAL TRUSTEE OF THE VILLA MARIE LAVERNE TRUST DATED 8-11-87
VILLA MARIE LAVERNE, hereinafter called GRANTOR(S), convey(s) to
RONALD E. SCOTT and JEAN D. 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." *JP Bel*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 2) As
disclosed by the tax roll the premises herein described have
been zoned or classified for farm use. At any time that said
land is disqualified for such use, the property may be subject
to additional taxes or penalties and interest. 3) Right, title
or interest of the public, including governmental bodies in and
to that portion of said premises lying below the ordinary high
water line of Lost River and public rights of fishing and
recreation in and to the shoreline of said river. 4)
Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals of Poe Valley
Improvement District. 5) Reservation as set forth in deed
recorded February 23, 1965 in Volume 359, page 471 and in
document recorded February 22, 1983 in Book M-83, page 2726. 6)
Easement, including the terms and provisions thereof, recorded
October 28, 1949 in Book 10, page 315.

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
\$75,000.00.

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 6th day of November, 1989.

INITIAL TRUSTEE OF THE VILLA MARIE LAVERNE TRUST DATED 8-11-87
VILLA MARIE LAVERNE

BY: *Villa Marie Laverne Trustee*

STATE OF OREGON, County of Klamath ss.

November 7, 1989.

Personally appeared the above named Villa Marie Laverne
_____, Trustee of the Initial Trustee of the Villa Marie
Laverne Trust dated 8-11-87 Villa Marie Laverne and acknowledged *JP Bel*

Continued on next page

WARRANTY DEED

PAGE 2

The foregoing instrument to be her voluntary act and deed, and act and deed of the Trust.

Before me, Caroline P. Addington

Notary Public for Oregon

My Commission Expires: March 22, 1993.

EXHIBIT "A"

A parcel of land situated in the NE 1/4 SW 1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 1558.5 feet Northerly along the North-South Centerline of said Section 30 from the County Brass Cap Monument on the South quarter corner of said Section 30; thence South 89 degrees 51' West a distance of 326 feet to a point; thence North 0 degrees 06' West 986 feet to the South high water line of Lost River thence Westerly along the South high water line of Lost River to the West line of the NE 1/4 SW 1/4; thence South along the West line of the E 1/2 W 1/2 to the South boundary line of said Section 30; thence East along said South section line to the Westerly right of way line of Harpold Road; thence Northerly along said Westerly right of way line of Harpold Road to a point North 89 degrees 54' East 363 feet from the point of beginning; thence South 89 degrees 54' West 363 feet, more or less to the point of beginning.

CODE 233 & 236 MAP 3911-3000 TL 1600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day of Nov. A.D., 19 89 at 10:47 o'clock A.M., and duly recorded in Vol. M89 of Deeds on Page 21611.

FEE \$13.00

Evelyn Biehn - County Clerk

By Caroline Addington

COPIED SERVICE(S) BY FIRST COPY DATED 12/15/89 IN THE
COUNTY OF Klamath, Oregon, DEED BOOK 20011, PAGE 21611, DEED
ACTUALLY MADE BY CAROLINE ADDINGTON, NOTARY PUBLIC, COUNTY OF
KLAMATH, OREGON, DEED BOOK 20011, PAGE 21611, DEED DATED 11/08/89

SAVED BY VANDER
SILVERMAN TO THE FIRST TIME AND SECOND
THAT A CHANGE IS REQUIRED TO THE

DEED BOOK 20011
PAGE 21611
DEED BOOK 20011
PAGE 21611
DEED BOOK 20011
PAGE 21611

WILLIAM S. ESCOBAR, INC.
WILLIAM S. ESCOBAR, INC.
WILLIAM S. ESCOBAR, INC.

WILLIAM S. ESCOBAR, INC.
WILLIAM S. ESCOBAR, INC.

WILLIAM S. ESCOBAR, INC.