

#01035558 WARRANTY DEED

AFTER RECORDING RETURN TO: Mr. and Mrs. Ronald E. Scott 2928 Orange Place Lemon Grove, CA. 92045

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

MARVIN E. CHANNER, SR. and ELSIE CHANNER, husband and wife, hereinafter called GRANTOR(S), convey(s) to RONALD E. SCOTT and GRETCHEN MCKAY-SCOTT, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The N1/2 SW1/4 SE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Tax Acct No. 016-4112-400-2700 Key No. 108476

"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) 1990-91 taxes, a lien not yet payable. 2) Any improvement located upon the insured property, which constitutes a mobile home, is subject to registration and taxation. 3) Subject to rules and regulations of Fire Patrol District. 4) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 5) Conditions, Restrictions in Deed recorded February 1, 1945 in Book 113 at page 109. 6) Judgment transcribed from the Circuit Court of Jackson County to the Circuit Court of Klamath County in favor of Lithia Motors, Inc., an Oregon corporation, against Michael R. Stewart and Mary M. Stewart, transcript No. 86-90 TJ.

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 \$39,000.00.

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 9th day of August, 1990.

MARVIN E. CHANNER, SR. LISIE CHANNER
ELSIE CHANNER

| STATE | 0F | Idaho | 3 | County | of | Ada )ss. |
|-------|----|-------|---|--------|----|----------|
|       |    |       |   | 4      |    |          |

On this 17th day of August, 1990, personally appeared the above-named MARVIN E. CHANNER, SR. and ELSIE CHANNER, and acknowledged the foregoing to be their voluntary act and

Notary Public for the State of Tdaho

My Commission Expires: 11/16/95



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