

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.
MARVIN E. CHANNER, SR.

Elsie Channer
ELSIE CHANNER

STATE OF Idaho, County of Ada)ss.

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

Before me: DAVID CHANNER

Notary Public for the State of Idaho

My Commission Expires: 11/16/95



