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32202

ASPEN TITLE & ESCROW, INC.

#:0103567

WARRANTY DEED

AFTER RECORDING RETURN TO:
RANDY R. SCOTT
SUSAN J. SCOTT
2167 Kiln
Klamath Falls, OR. 97601

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

NEAL G. BUCHANAN, Successor Trustee for Florence Mc Kee and THOMAS F. DELLA-ROSE, Successor Trustee for Phoebe Chavez, hereinafter called GRANTOR(S), convey(s) to RANDY R. SCOTT and SUSAN J. 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." Sgs Nes

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Taxes for the fiscal year 1990-'91, a lien not yet payable. 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) 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) Reservations of 50% of all minerals, including oil and gas as reserved in Deed recorded in Book 298, page 167, Deed Records. 6) Three Easements, including the terms and provisions thereof, recorded April 7, 1949 in Book 229, page 217 and recorded in Book 305, page 545 and recorded in Book 308, page 677. 7) Land Status Report, including the terms and provisions thereof, recorded in Book 308, page 679, Book 318, page 28 and Book 318, page 570, all Deed Records, Klamath County, Oregon. 8) Terms and provisions of Decree and Judgment of Partition filed June 26, 1989, Case #84-867CV.,

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 $55,000.00.

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 October, 1990.

NEAL G. BUCHANAN, Successor Trustee for Florence Mc Kee

THOMAS F. DELLA-ROSE, Successor Trustee for Phoebe Chavez

STATE OF OREGON, County of Klamath) ss.

On October 2, 1990, personally appeared Neal G. Buchanan as Successor Trustee for Florence McKee and Thomas F. Della-Rose as Successor Trustee for Phoebe Chavez, and acknowledged the foregoing instrument to be their voluntary act and deed.

Continued on next page

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WARRANTY DEED
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Before me: _____
Notary Public for Oregon
My Commission Expires: March 22, 1993.

EXHIBIT "A"

PARCEL 1:

The SW 1/4 of the NW 1/4 lying Southwesterly of Sprague River Highway, Section 33, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The N 1/2 SW 1/4 and the S 1/2 NE 1/4 lying Southwesterly of Sprague River Highway, Section 32, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3510 TL 2600 U1
CODE 8 MAP 3510 TL 2600 U2
CODE 8 MAP 3510 TL 3000 U1
CODE 8 MAP 3510 TL 3000 U2
CODE 8 MAP 3510-3300 TL 400 U1
CODE 8 MAP 3510-3300 TL 400 U2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 3rd day of Oct. A.D., 19 90 at 10:54 o'clock A M., and duly recorded in Vol. M90, of Deeds on Page 19996.

Evelyn Biehn County Clerk
By Pauline Mullendore

FEE $38.00