

23287

MTC #24691-DN

WARRANTY DEED

Vol. m90 Page 24042

KNOW ALL MEN BY THESE PRESENTS, That

Roger Leroy Dokken and Margaret Ann Dokken, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mark E. Scrimsher and Susan L. Scrimsher, not as tenants in common but with rights of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ON REVERSE OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$250,000.00

~~ANY OF THE CONSIDERATION PAID FOR THIS TRANSFER, THE GRANTOR HEREBY CERTIFIES THAT THE SAME IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE INSTRUMENT, AND THAT THE GRANTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE PROPERTY.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of December, 1990; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
December 4, 1990

Roger Leroy Dokken
Roger Leroy Dokken

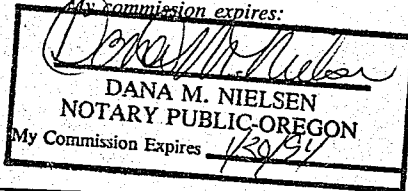
Margaret Ann Dokken
Margaret Ann Dokken

Personally appeared the above named
Roger Leroy Dokken
Margaret Ann Dokken

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
, 19 , by
president, and by
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

(SEAL)

Roger Leroy Dokken & Margaret Ann Dokken
16385 Cheyne Road
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
Mark E. Scrimsher & Susan L. Scrimsher
1831 Ridge Road
Klamath Falls, OR 97603

After recording return to:

Mark E. Scrimsher & Susan L. Scrimsher
1831 Ridge Road
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mark E. Scrimsher & Susan L. Scrimsher
1831 Ridge Road
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 19 , at o'clock M., and recorded in book on page or as file/reel number , Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer
Deputy

MTC NO: 24691-DN

EXHIBIT "A"
LEGAL DESCRIPTION

In Township 40 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon,

Section 27: Lots 2, 3 and 4

Section 34: The W1/2 NW1/4; NE1/4 NW1/4 and that portion of the
SE1/4 NW1/4 described as follows:

Beginning at the Northeast corner of said SE1/4 of
NW1/4 of Section 34, aforesaid and running thence West
four rods; thence South three rods; thence East four
rods; thence North three rods to the place of
beginning.

EXCEPTING, however, a strip 3 rods wide off the East side of the NE1/4
NW1/4, also excepting a 100 foot strip conveyed to Modoc Northern
Railway Co. for Railroad by Deed recorded February 6, 1912 in Book 35,
page 526, Deed Records of Klamath County, Oregon and that portion
lying within the right of way of the Dalles-California Highway
(Highway #97).

AND ALSO EXCEPTING a tract of land situated in the SW1/4 NW1/4 of
Section 34, Township 40 South, Range 10 East of the Willamette
Meridian, Klamath County, Oregon, more particularly described as
follows:

Beginning at the Northeast corner of said SW1/4 NW1/4; thence
Southerly, along the East line of said SW1/4 NW1/4, 94 feet to an
existing fence and true point of beginning of this description; thence
Westerly along said fence and its extension 344 feet, more or less, to
the Northeasterly right of way line of State Highway No.39; thence
Southeasterly, along said right of way line, 474 feet, more or less,
to a point on the East line of said SW1/4 NW1/4; thence Northerly,
along said East line, 326 feet, more or less, to the true point of
beginning.

Tax Account No: 4010 03400 00400
4010 02700 00500 (with other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of Dec. A.D., 19 90 at 1:21 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 24042.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mueller