

59964

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

LAROME DUGGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID W. SCOTT and AUDREY Y. SCOTT, husband and wife, 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:

That portin of the E1/2 E1/2 NW1/4 of Section 28, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon lying South of Sand Creek.

"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 those of record and those apparent upon the land, if any, as 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 \$ 65,000.00

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 13 day of APRIL, 19 93; 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 Josephine ss.

Personally appeared the above named LAROME DUGGER

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

Before me:

Notary Public for Oregon

My commission expires: 5/20/93

L. SCOTT ROBERTS

NOTARY PUBLIC — 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)

LAROME DUGGER

4966 Foothill Blvd.

Grants Pass, OR 97526

GRANTOR'S NAME AND ADDRESS

DAVID W. SCOTT and AUDREY Y. SCOTT

12245 N.W. MARSHALL ST.

PORTLAND, OR 97229

GRANTEE'S NAME AND ADDRESS

DAVID W. SCOTT and AUDREY Y. SCOTT

12245 N.W. MARSHALL ST.

PORTLAND, OR 97229

NAME, ADDRESS, ZIP

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

DAVID W. SCOTT and AUDREY Y. SCOTT

12245 N.W. MARSHALL ST.

PORTLAND, OR 97229

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of April, 19 93, at 11:23 o'clock A. M., and recorded in book M93 on page 7895 or as file/reel number 59964.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Neale Deputy

FEE: \$30.00

192 APR 16 AM 11:23

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY