

MA

76013

WARRANTY DEED

Vol. m94 Page 4844

KNOW ALL MEN BY THESE PRESENTS, That HAKTON SCISSOM AND LAVERNE SCISSOM, TRUSTEES OF THE HARTON SCISSOM LIVING TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAVERNE SCISSOM

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the 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 \$. -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the premises described in the grant. (If not applicable, state in dollars, say \$93,030.)

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

In Witness Whereof, the grantor has executed this instrument this 28th day of January, 1994, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Laverne Scisson
Hakton Scisson

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on January 28, 1994, by LAVERNE SCISSOM

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____

OFFICIAL SEAL
DONALD J. TORRE
NOTARY PUBLIC - OREGON
COMMISSION NO. 028843
MY COMMISSION EXPIRES OCT 14, 1997

OFFICIAL SEAL
JAMES H. SMITH
NOTARY PUBLIC - OREGON
COMMISSION NO. 010373
MY COMMISSION EXPIRES OCT 31, 1995

James H. Smith
JAMES H. SMITH
My commission expires 10/31/95
Notary Public for Oregon

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/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ NAME _____ TITLE _____ Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

LAVERNE SCISSOM
1028 MERRYMAN DRIVE

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

JAMES H. SMITH, ESQ.

711 BENNETT AVENUE

MEDFORD, OR 97504

Until requested otherwise send all tax statements to (Name, Address, Zip):

LAVERNE SCISSOM

1028 MERRYMAN DRIVE

KLAMATH FALL, OR 97603

432

EXHIBIT "A"

PORTIONS OF LOTS 76 AND 77 IN MERRYMANS REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 77 OF SAID PLAT, LESS A PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 77, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 77, 6.31 FEET TO A POINT; THENCE NORTH 72° 12' 35" EAST, 63.94 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 77; THENCE WESTERLY ALONG SAID SOUTHERLY LOT LINE 65.74 FEET TO THE POINT OF BEGINNING.

ALSO A PORTION OF LOT 76 OF SAID PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 76, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 76, 4.67 FEET TO A POINT; THENCE SOUTH 72° 12' 35" WEST 49.83 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 76; THENCE EASTERLY ALONG SAID NORTHERLY LOT LINE 49.43 FEET TO THE POINT OF BEGINNING.

STATE OF OREGON,

County of KLAMATH

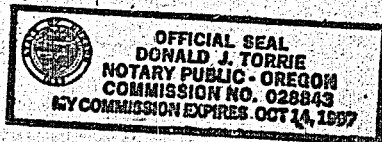
ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 5 day of February, 1994, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named HARTON SCISSOM

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Donald J. Torrie
DONALD J. TORRIE Notary Public for Oregon
My commission expires 10/14/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James H. Smith the 14th day of Feb. A.D., 19 94 at 11:11 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 4844

FEE \$35.00

Evelyn Biehn County Clerk

By Barbara M. Henderson