

NA 76014

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LAVERNE SCISSOM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ****

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: **** LAVERNE SCISSOM, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE LAVERNE SCISSOM LOVING TRUST DATED JANUARY 28, 1994, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

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 whether or not the same is to be paid for by the grantor. If not applicable, should be deleted. See ORS 33.030)

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, 19 94, 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.

La Verne Scissom
LAVERNE SCISSOM

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on January 28, 19 94

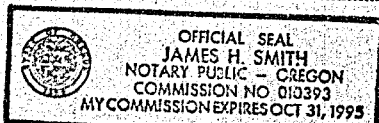
by LAVERNE SCISSOM

This instrument was acknowledged before me on _____, 19 _____,

by _____

as _____

of _____



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

LAVERNE SCISSOM
1028 MERRYMAN DRIVE
KLAMATH FALLS, OREGON 97630
Grantor's Name and Address

LAVERNE SCISSOM, TRUSTEE
LAVERNE SCISSOM LOVING TRUST DATED 1/28/95
1028 MERRYMAN DRIVE
KLAMATH FALLS, OREGON 97630
Grantee's Name and Address

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

JAMES H. SMITH, ESQ.
711 BENNETT AVENUE
MEDFORD, OREGON 97504

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

LAVERNE SCISSOM
1028 MERRYMAN DRIVE
KLAMATH FALLS, OREGON 97630

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

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.

NAME _____ TITLE _____
By _____, Deputy.

EXHIBIT "A"

PORTIONS OF LOTS 76 AND 77 IN MERRYMAN'S 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.

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 4846

FEE \$35.00

Evelyn Biehn, County Clerk

By Quilene M. Henderson