

84354

AFTER RECORDING RETURN TO: 07-15-94A09:31 RCVD

Jerry & Billie Scott
Rt #2, Box 46 B
Bonanza, OR 97623

mtc 1396-7116

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WARRANTY DEED

SEND TAX STATEMENT - SAME
(Statutory Form)

LESLIE D. MABRY, JR., and MARTHA MCFARLIN, Grantors, convey and warrant to JERRY SCOTT and BILLIE SCOTT, husband and wife, Grantees, the following described real property located in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth below:

Lots 10 and 11, Block 48, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NUMBER 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO reservation of an undivided 1/2 of all oil, gas and mineral raights as reserved by Glenn C. Lorenz in the Deed recorded September 2, 1933, in Volume 101, page 384, Deed Records of Klamath County, Oregon.

ALSO SUBJECT TO restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2.

ALSO SUBJECT TO reservations and restrictions as contained in plat dedication, to-wit:

"Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent Highway 66 and to all easements and reservations of record."

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is
THIRTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$38,500.00).

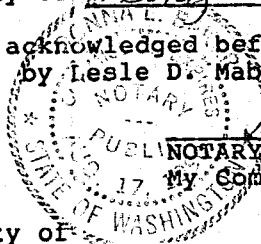
DATED this 12 day of Dec., 1988

Lesle D. Mabey, Jr.
Lesle D. Mabey, Jr.

Martha McFarland also known as
Martha McFarland Martha McFarlin

STATE OF WASHINGTON/County of King) ss.

THIS INSTRUMENT was acknowledged before me this 12th day of
December, 1988, by Lesle D. Mabey, Jr.



NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: August 17, 1990

STATE OF CALIFORNIA/County of San Joaquin) ss.

State of California)
County of San Joaquin) ss.

On this 24 day of December in the year 1987,
before me, Romelia Juarez
the undersigned Notary Public, State of California, duly commissioned
and sworn, personally appeared * * * * *
* * * Martha McFarlin * * *

() personally known to me, (X) proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is subscribed to
this instrument and acknowledged that she executed it.



ROMELIA JUAREZ
NOTARY PUBLIC—CALIFORNIA
PRINCIPAL OFFICE IN
SAN JOAQUIN COUNTY
My Commission Expires August 10, 1988

Romelia Juarez
Notary Public, State of California

Acknowledgment, General

GS 134 Rev 4-83

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day
of July, A.D., 1994 at 9:31 o'clock A. M., and duly recorded in Vol. M94,
of Deeds on Page 21817.

Evelyn Biehn, County Clerk
By Dorlene M. Anderson

FEE \$35.00