

MTC 362934

WARRANTY DEED

WENDY M. DURIGHELLO and DAVID W. SEUTTER and MARJORIE J. SEUTTER,
Grantor(s) hereby grant, bargain, sell and convey
WILLIAM F. SCOTT and GAYLE J. SCOTT, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 82,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1521 MC CLELLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 19th day of Oct, 1995

Wendy M. Durighello
WENDY M. DURIGHELLO

David W. Seutter
DAVID W. SEUTTER

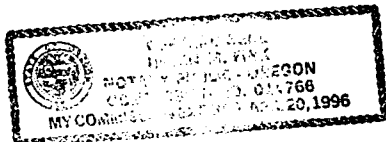
Marjorie J. Seutter
MARJORIE J. SEUTTER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 10/19 1995
COUNTY OF Klamath

Personally appeared the above named WENDY M. DURIGHELLO AND DAVID W. SEUTTER
AND MARJORIE J. SEUTTER

and acknowledged the foregoing instrument to be THEIR voluntary act.



(seal)

Before me,

Helen M. Fink

Notary Public for OREGON

My commission expires _____

Return to:

WILLIAM F. SCOTT
1521 MC CLELLAN DRIVE
KLAMATH FALLS, OR 97603

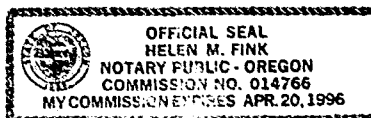


EXHIBIT "A" **LEGAL DESCRIPTION**

Lot 93 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the SW corner of Lot 94 of MOYINA; thence North 85 degrees 39' East along the Southerly boundary of said Lot a distance of 125 feet to the SE corner of said Lot; thence Northwesterly along the arc of a curve to the left, the radius of which is 628.34 feet, a distance of 8 feet; thence South 86 degrees 23' West 125 feet, more or less, to the point of beginning.

TOGETHER WITH the non-exclusive perpetual easement in and to a certain well located and situate upon the following described real estate, to wit:

A parcel of land in the SW1/4 of the SE1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the SW1/4 of the SE1/4 of said Section 36, which bears North 31 degrees 33' East a distance of 1260.6 feet, more or less, from the South one-quarter corner of said Section 36; thence North 69 degrees 50' East 108.0 feet; thence South 16 degrees 06 1/2' East 72.0 feet; thence South 75 degrees 36' West 106.0 feet; thence North 17 degrees 47' West 61.23 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Company the 20th day
of October A.D., 19 95 at 2:33 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 28706.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller