

10755

## WARRANTY DEED

Vol 196 Page 19696

RANDY R. SCOTT and SUSAN J. SCOTT, husband and wife,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 MICHAEL J. MATTHEWS and LAURA L. MATTHEWS, 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:

Lot 7 of TRACT NO. 1290 SILVER RIDGE STATES, according to the official  
 plat thereof on file in the office of the County Clerk of Klamath  
 County, Oregon.

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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 83 PINE STREET, KLAMATH FALLS, OR 97601

Dated this 8<sup>th</sup> day of June, 1996

Randy R. Scott  
 RANDY R. SCOTT

Susan J. Scott  
 SUSAN J. SCOTT

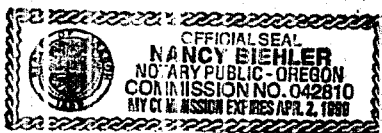
## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. \_\_\_\_\_ 19 \_\_\_\_

COUNTY OF Klamath

Personally appeared the above named Susan J. Scott

and acknowledged the foregoing instrument to be A voluntary act.



Before me: Susan J. Scott

Nancy Biehler

Notary Public for Oregon

My commission expires 4-2-99

(seal)

ESCROW NO. MT38212-LW

Return to:

MICHAEL J. MATTHEWS  
 83 PINE STREET  
 KLAMATH FALLS, OR 97601

96 JUL -2 PM 1:44

19697

STATE OF OREGON,

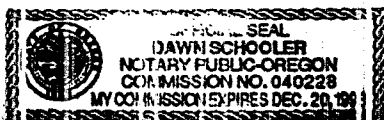
County of Klamath } ss.

FORM No. 23—ACKNOWLEDGMENT.  
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BE IT REMEMBERED, That on this 1<sup>st</sup> day of July, 1996,  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named Randy R. Scott

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.



Dawn Schooler

My commission expires 12/20/98 Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amir Title the 2nd day  
of July A.D., 19 96 at 11:44 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page: 19696

FEE \$35.00

By Bernetha G. Letsch, County Clerk