

18353

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Albert M. Scott and Rita F. Scott,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roland L. Scott  
and Kimberly A. Scott, husband and wife

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:

A parcel of land situate in the NE1/4 of the SE1/4 of Section 9, Township 39 South,  
Range 11 East of the Willamette Meridian, Klamath County, OREGON, more particularly  
described as follows:

Beginning at a point South 89 degrees 50' West 360 feet from the East one-quarter  
corner of Section 9, said Township and Range; thence South 89 degrees 50'; West  
360 feet to a point; thence South 0 degrees 18' East 660 feet to a point; thence  
North 89 degrees 50' East 360 feet to a point; thence North 0 degrees 18' West  
660 feet to the point of beginning. Formally Blocks 2 and 21 of vacated Bowne  
Addition to the town of Bonanza, including portions of vacated adjacent streets.

RE-RECORDING TO CORRECT LEGAL DESCRIPTION. SEE ATTACHED  
SHEET.

(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 except those  
of record and those apparent upon the land, if any, as the date of this deed

and that  
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  
not capable of consideration (in whole or in part). (If the same be the case, it should be stated. See ORS 30.029.)

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 20<sup>th</sup> day of May, 1996;  
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.

Albert M. Scott  
Albert M. Scott  
Rita F. Scott  
Rita F. Scott

STATE OF OREGON, County of Klamath

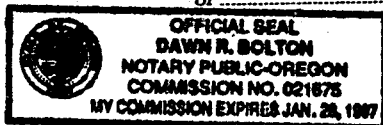
This instrument was acknowledged before me on May 20, 1996  
by Dawn R. Bolton

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon  
My commission expires Jan 28, 1997

Albert M. & Rita F. Scott  
8080 E Langell Valley Rd  
Bonanza OR 97623

Grantor's Name and Address

Roland L. & Kimberly A. Scott  
P O Box 113  
Bonanza OR 97623

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Roland L. & Kimberly A. Scott  
P O Box 113  
Bonanza OR 97623

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Roland L. & Kimberly A. Scott  
P O Box 113  
Bonanza OR 97623

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument  
was received for record on the 20<sup>th</sup> day  
of May, 1996, at  
11:34 o'clock A.M., and recorded in  
book/reel/volume No. M96 on page  
14508 and/or as fee/file/instru-  
ment/microfilm/reception No. 18353,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Bernetha G Letsch, County Clerk

By Cherry Deputy.

Fee \$30.00

INDEXED

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20559A

FELPO

T398 R1LE WM

Section 9

Beap that is S00°04'35"W 43.10',  
N89°51'10"W 360.00', & S01°35'10"E  
446.69' from E½ cor sec 9  
th N89°51'10"W 93';  
th S36°13'28"W 71.73';  
th S01°35'10"E 125' to N line College St.;  
th S89°51'10"E alg sd N li College St. tap that is  
S01°35'10"E 183' of FOB;  
th N01°35'10"W 183' to FOB.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Roland L Scott the 11th day  
of July A.D., 19 96 at 11:04 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 20559

Bernetha G. Letsch, County Clerk

FEE \$10.00/RR

By *Cheryl Russell*