R

WARRANTY DEED

22465 MTC 3940KA J. SCOTT, as tenants by the entitlety. Page 23410

Grantor(s) hereby grant, bargain, sell and convey to: J.K. LUNDAHL & LINDAR: LUNDAHL 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 11 of TRACT NO. 1290 SILVER RIDGE ESTATES, 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:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 15, 1996 Recorded: May 22, 1996

Volume: M96, page 14894, Microfilm Records of Klamath County, Oregon BUYERS HERZIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLERS HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM.

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 \$

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3940 RIO VISTA, KLAMATH FALLS, OR 97603

Dated this _____ day of _____ July ___, 1996

RANDY R. SCOTT

L. Sessen J. Sesto

NOTARY ACKNOWLEDGEMENT

ss. <u>July</u> 26 19 <u>96</u> STATE OF OREGON COUNTY OF KLAMATH

Personally appeared the above named RANDY R. SCOTT AND

SUSAN J. SCOTT

and acknowledged the foregoing instrument to be their voluntary act.

GOMMISSION NO. 051915

Notary Public for Orego

My commission expires 5/25/2000

(seal)

ESCROW NO. MT38846-KA

Return to: KIM LUNDAHL 394b RIO VISTA KLAMATH FALLS, OR 97603

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