

# WARRANTY DEED

22550

Vol. M96 Page 23620

96 AUG -2 AM 1:54

RANDY R. SCOTT and SUSAN J. SCOTT, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
MARION D. JOHNSTON,  
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 3 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 14902, Microfilm Records of Klamath County, Oregon

BUYERS HEREIN 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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4142 OLYMPIC ST., SAN DIEGO, CA 92115

Dated this 31 day of July, 1996.

Randy R. Scott  
RANDY R. SCOTT

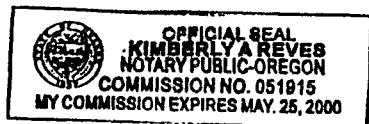
Susan J. Scott  
SUSAN J. SCOTT

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF KLAMATH ss. July 31 19 96

Personally appeared the above named RANDY R. SCOTT AND  
SUSAN J. SCOTT

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000  
STATE OF OREGON, ss.  
County of Klamath

(seal)

ESCROW NO. MT38900-KA

Filed for record at request of:

Return to:

MARION D. JOHNSTON  
4142 OLYMPIC ST.  
SAN DIEGO, CA 92115

AmeriTitle  
on this 2nd day of August A.D., 19 96  
at 11:54 o'clock AM and duly recorded  
in Vol. M96 of Deeds Page 23620

Bernetha G Letsch County Clerk

By Cherry L. Swann  
Deputy.

Fee, \$30.00