

22706

MTC38709KA

WARRANTY DEED

RANDY R. SCOTT and SUSAN J. SCOTT, as tenants by the entirety, Vol. M96 Page 23971

Grantor(s) hereby grant, bargain, sell and convey to:

STEPHEN G. DIBOS,

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 5 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.

96 AUG -6 AM 1:42

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 14906, 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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4310 LA HABRA WAY, KLAMATH FALLS, OR 97603

Dated this 26 day of July, 1996.

Randy R. Scott
RANDY R. SCOTT

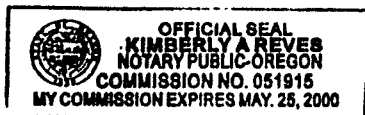
Susan J. Scott
SUSAN J. SCOTT

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. July 26 19 96
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.



Before me:

Kimberly A. Reves
Notary Public for Oregon

My commission expires 5/25/2000

STATE OF OREGON, ss.
County of Klamath

(seal)

ESCROW NO. MT38759-KA

Return to:

STEPHEN G. DIBOS
4310 LA HABRA WAY
KLAMATH FALLS, OR 97603

Filed for record at request of:

AmeriTitle
on this 6th day of August A.D., 19 96
at 11:42 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 23971.

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee, \$30.00