

27509

Vol. M96 Page 34203

'96 OCT 30 AM 1:01



## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.#01045328  
AFTER RECORDING RETURN TO:DAVID L. DESEMPLE  
TRIENA A. DESEMPLE  
3918 GREGORY DRIVE  
KLAMATH FALLS, OR. 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Filed for record at request of:

Aspen Title &amp; Escrow

on this 30th day of October A.D., 1996  
at 11:01 o'clock A. M. and duly recorded  
in Vol. M96 of Deeds Page 34203  
Bernetha G. Letsch County ClerkBy Bethann Ross Deputy.

Fee, \$30.00

EVAN L. SCOTT and JOAN M. SCOTT, hereinafter called GRANTOR(S),  
convey(s) to DAVID L. DESEMPLE and TRIENA A. DESEMPLE, husband  
and wife hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:Lot 46, Block 1, SECOND ADDITION TO KELENE GARDENS, in the  
County of Klamath, State of Oregon.

Code 41 Map 3909-15AA TL 12600

22  
8

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, and will warrant  
and defend the same against all persons who may lawfully claim  
the same, except as shown above.The true and actual consideration for this transfer is  
\$65,000.00.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 29th day of October, 1996.

Evan L. Scott  
EVAN L. SCOTT

Joan M. Scott  
JOAN M. SCOTT

STATE OF OREGON, County of Klamath)ss.

On this 29th day of October, 1996,

Personally appeared the above named EVAN L. SCOTT and JOAN M.  
SCOTT and acknowledged the foregoing instrument to be their  
voluntary act and deed.Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997