

32487

MTC 40292SD Vol. M97 Page 3741
WARRANTY DEED

RITA L. BACKA,

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

SCOTT W. MEYER and SHAWNNA M. MEYER, 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:

ALL OF LOT 5 EXCEPTING A STRIP OF LAND 15 FEET IN WIDTH LYING SOUTHEASTERLY OF AND ADJACENT TO THE LINE BETWEEN LOTS 4 AND 5, AND ALSO EXCEPTING A STRIP OF LAND 15 FEET IN WIDTH LYING NORTHEASTERLY OF AND ADJACENT TO THE LINE BETWEEN LOTS 5 AND 6, ALL IN BLOCK 4 OF FIRST ADDITION TO TONATEE HOMES, 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: 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 \$ 78,000.00.

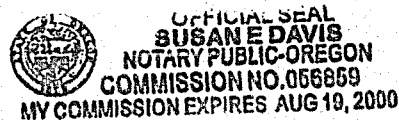
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4461 MEMORIE LANE, KLAMATH FALLS, OR 97603

Dated this 5th day of February, 19 97

Rita L. Backa
RITA L. BACKA

STATE OF OREGONSS. February 19 97COUNTY OF KLAMATHPersonally appeared the above named RITA L. BACKA

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Susan E. Davis

Notary Public for OregonMy commission expires Aug. 19, 2000

ESCROW NO. MT40292-SD

Return to:

SCOTT W. MEYER
4461 MEMORIE LANE
KLAMATH FALLS, OR 97603

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of February A.D., 19 97 at 3:42 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 3741

FEE \$30.00

by Bernetha G. Letsch, County Clerk
Kutler Rosen

97 FEB -6 P3:42