

37504

MTC 41411-MG Vol 1997 Page 14412  
WARRANTY DEED

WILBURN R. HESTER and DORIS J. HESTER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
ALBERT M. SCOTT and LORRAINE P. SCOTT, as tenants by the entirety,  
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:

A portion of the NE 1/4 SW 1/4 of Section 7, Township 37 South, Range 15  
East of the Willamette Meridian, Klamath County, Oregon, more  
particularly described as follows:

Beginning at the brass cap monument marking the West quarter corner of  
said Section 7; thence East 1345.45 feet to a 5/8" iron pin; thence  
South 00 degrees 04' 44" East 658.35 feet to the true point of beginning  
for this description; thence continuing South 00 degrees 04' 44" East 659  
feet, more or less to a 5/8" iron pin; thence North 89 degrees 37' 41"  
East 1323 feet to a 1/2" iron pin; thence North 00 degrees 10' 42.5" West  
660 feet, more or less to a 1/2" iron pin; thence South 89 degrees 37'  
04" West 1322 feet, more or less, to the true point of beginning.

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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 40660 EDWARDS DRIVE, LEBANON, OR 97355

Dated this 9 day of May, 19 97

*Wilburn R. Hester*  
WILBURN R. HESTER

*Doris J. Hester*  
DORIS J. HESTER

STATE OF Oregon SS. May 9 19 97  
COUNTY OF Klamath

Personally appeared the above named Wilburn R. Hester and Doris J.  
Hester

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:  
*Marion Grantham*  
Notary Public for Oregon  
My commission expires 1/22/01

ESCROW NO. MT41411-MG

Return to:  
ALBERT M. SCOTT  
40660 EDWARDS DRIVE  
LEBANON, OR 97355



10075

14413

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day  
of May A.D., 19 97 at 11:38 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 14412

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kathleen R. Ross