

97 AUG 22 P3:43



WARRANTY DEED

AFC #04046515
AFTER RECORDING RETURN TO:
VIRGEL & ELSIE SCOTT
3216 S. Harney St.
Sprague River, OR 97139

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

FRANK V. BROWN and OLYVE M. BROWN, hereinafter called GRANTOR(S), convey(s) to VIRGEL L. SCOTT and ELSIE M. SCOTT, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

Handwritten initials

"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, contracts and/or liens for irrigation and/or drainage,

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 \$10,000.00.

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 21st day of August, 1997.

Frank V. Brown
FRANK V. BROWN

Olyve M. Brown by Charles M. Hall
OLYVE M. BROWN *as attorney in fact.*

STATE OF OREGON, County of Klamath)ss.

On August 22, 1997, personally appeared FRANK V. BROWN and OLYVE M. BROWN who acknowledged the foregoing instrument to be their voluntary act and deed.

Charles M. Hall
Notary Public for Oregon
My Commission Expires: August 15, 2000.

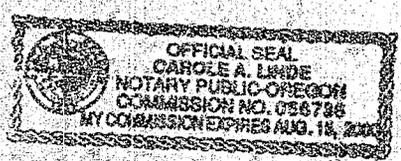
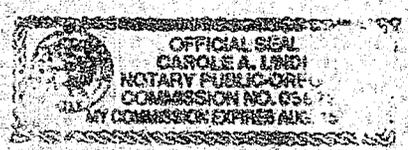


EXHIBIT "A"

PARCEL 1:

Lots 20 and 21, Block 10, SECOND ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon:

CODE 10 MAP 3611-10AO TL 4400
CODE 10 MAP 3611-10AO TL 4300

PARCEL 2:

Lots 4, 5 and 6; Parcel No. 3, Map of Survey as recorded in Book M-70 at Page 783, in the County of Klamath, State of Oregon.

CODE 81 MAP 3611-10AO TL 6400
CODE 81 MAP 3611-10AO TL 6800
CODE 81 MAP 3611-10AO TL 6700

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Aspen Title & Escrow the 22nd day
of August A.D., 19 97 at 3:43 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 27662

FEE \$35.00

By Bernetha G. Letsch County Clerk

