

47018

MTC 42777-LW
WARRANTY DEEDVol. M97 Page 33932

SCOTT L. RUNELS and MARGIE B. RUNELS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JEFFREY SCOT GAUTHIER and WENDY B. GAUTHIER, 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:

Township 31 South Range 7 East of the Willamette Meridian, Klamath
County, Oregon.

SECTION 24: N1/2 NE1/4

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 \$ 72,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , HC 63 Box 305 Chilloguin, OR 97644

Dated this 10 day of 14, 1997

Scott L. Runels
SCOTT L. RUNELS

Margie B. Runels
MARGIE B. RUNELS

STATE OF OregonCOUNTY OF Klamathss. October 14 1997Personally appeared the above named Scott L. Runelsand Margie B. Runelsand acknowledged the foregoing instrument to be A voluntary act.

Before me:

Lisa Legget - WeatherlyNotary Public for OregonMy commission expires 11/20/99

ESCROW NO. MT42777-LW

Return to:

JEFFREY SCOT GAUTHIER

HC 63 Box 305

Chilloguin, OR 97644

STATE OF OREGON,

County of Klamath ss.

Filed for record at request of:

Amerititle

on this 15th day of October A.D., 1997
at 2:21 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 33932

Bernetha G. Letch, County Clerk

By Kathleen Row

Fee, \$30.00

Deputy.