

47432

MTC 42797-MS Vol. M97 Page 34858  
WARRANTY DEED

LESTER W. DENNIS and DONNA M. DENNIS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
SCOTT D. TEETER, an unmarried man,  
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:

LOT 4, BLOCK 3, SUNNYLAND, A RESUBDIVISION ON THE SOUTH 10 ACRES OF  
ENTERPRISE TRACT 31, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN  
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

97 UC 22 P3:44 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 30.936.

The true and actual consideration for this conveyance is \$ 44,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5811 ALVA AVE, KLAMATH FALLS, OR 97603

Dated this 20th day of Oct, 1997

Lester W. Dennis  
LESTER W. DENNIS

Donna M. Dennis  
DONNA M. DENNIS

STATE OF CALIFORNIA  
COUNTY OF Humboldt SS. Oct 20 19 97  
Personally appeared the above named Lester W. Dennis  
and Donna M. Dennis

and acknowledged the foregoing instrument to be their voluntary act.



Before me J. Pfingst  
Notary Public for California  
My commission expires 3/23/98

ESCROW NO. MT42797-MS

Return to:  
SCOTT D. TEETER  
5811 ALVA AVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
County of Klamath  
Filed for record at request of:

Amerititle  
on this 22nd day of October A.D. 1997  
at 3:44 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 34858

Bernetha G. Letsch, County Clerk

By Kathleen Reed  
Fec. \$30.00 Deputy: