

49248

MTC 42821-M Vol. M97 Page 38932
WARRANTY DEED

MICHELLE J. SCOTT, who acquired title as Michelle J. Lamson, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DONALD M. NELSON, 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:

Lots 5 and 6 in Block 72, BOWNE ADDITION TO BONANZA, 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 \$ 47,250.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 46586 Gerber Bonanza OR 97623

Dated this 26 day of November, 1997.

Michelle J. Scott
MICHELLE J. SCOTT

STATE OF Oregon SS. November 26 19 97
COUNTY OF Klamath
Personally appeared the above named Michelle J. Scott

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

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

ESCROW NO. MT42821-MG

STATE OF OREGON, ss.
County of Klamath

Return to:
DONALD M. NELSON
46586 Gerber
Bonanza OR 97623

Filed for record at request of:

Amerititle
on this 26th day of November A.D., 1997
at 3:24 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 38932

Bernetha G. Letsch, County Clerk

By *Kathleen Ross*

Fec. \$30.00

Deputy.