



49915

97 DEC 11 4 09:29

Vol. 1997 Page 40260

## STATUTORY WARRANTY DEED

JEFFREY FLOYD WASHBURN AND JACOB DAY WASHBURN

conveys and warrants to RUTH JOYCE SCOGIN

Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 61,750.00

(Here comply with the requirements of ORS 93.030)

Dated this 05 day of December 19 97

X Jeffrey Washburn  
JEFFREY FLOYD WASHBURN  
Jeffrey Floyd Washburn

X  
JACOB DAY WASHBURN

STATE OF OREGON

County of BENNE } ss.

BE IT REMEMBERED, That on this 5 day of Dec 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JEFFREY FLOYD WASHBURN AND JACOB DAY WASHBURN - ssw

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



OFFICIAL SEAL  
SUSAN A. WHITE  
Notary Public  
STATE OF NEW MEXICO  
My Commission Expires  
6-23-2000

Susan A. White

My Commission expires 10-23-2000

Title Order No. K-51588

Escrow No. K51588D

After recording return to:

RUTH JOYCE SCOGIN

4413 DENVER AVENUE

KLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address:

RUTH JOYCE SCOGIN

4413 DENVER AVENUE

KLAMATH FALLS, OR 97603

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

A parcel of land situate in the N  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 E.W.M., bears South  $89^{\circ}44' \frac{1}{2}"$  West along the center line of said roadway 744.4 feet to a point in the West boundary of said section 11, and North  $0^{\circ}13' \frac{1}{2}"$  West along the Section line 1662.5 feet; running thence North  $89^{\circ}44' \frac{1}{2}"$  East along the center line of above mentioned roadway, a distance of 67.5 feet; thence North  $0^{\circ}7'$  West 331.9 feet, more or less, to a point in the Northerly boundary of said N  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 11; thence South  $89^{\circ}47'$  West along said boundary line 67.5 feet; thence South  $0^{\circ}7'$  East 331.95 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 11th day  
of December A.D., 19 97 at 9:29 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 40260

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
[Signature]