

57016

MTC 44407-MS  
WARRANTY DEED

Vol. 1798 Page 13713

RANDY R. SCOTT and SUSAN J. SCOTT, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ROBERT J. MORGAN and TANYA M. MORGAN, husband and wife,  
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
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 \$ 35,300.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4331 MYRTLEWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 24th day of April, 19 98

Randy R. Scott  
RANDY R. SCOTT

Susan J. Scott  
SUSAN J. SCOTT

BY: Randy R. Scott HER ATTORNEY IN FACT  
RANDY R. SCOTT

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on April 24, 19 98

by Randy R. Scott, individually and

as attorney in fact

of Susan J. Scott

Marjorie A. Stuart  
Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT44407-MS

Return to:

ROBERT J. MORGAN  
4331 MYRTLEWOOD DRIVE  
KLAMATH FALLS, OR 97603

13714

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 16 of Tract 1325 "SILVER RIDGE ESTATES 1st ADDITION", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that part described as follows:

Commencing at the Northeast corner of Lot 17 of said Tract 1325 as shown in Exhibit "A" attached to and made a part hereof; thence South 88 degrees 05' 08" West, a distance of 192.93 feet to a point and the true point of beginning of this description; thence North 85 degrees 24' 17" West, a distance of 435.13 feet; thence South 89 degrees 54' 03" West, a distance of 269.23 feet; thence South 00 degrees 19' 05" East, a distance of 575.97 feet; thence South 90 degrees 00' 00" East, a distance of 322.66 feet; thence North 00 degrees 00' 00" East, a distance of 134.13 feet; thence North 90 degrees 00' 00" East, a distance of 357.09 feet; thence North 04 degrees 06' 05" West, a distance of 233.27 feet; thence North 60 degrees East, a distance of 70.05 feet; thence North 09 degrees 51' 21" West a distance of 142.63 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day  
of April A.D., 19 98 at 3:41 o'clock P.M., and duly recorded in Vol. M98  
of Deeds on Page 13713

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rose