

59016

MTC 44812-LW  
WARRANTY DEEDVol. M98 Page 18427

MARGARET A. NIELSEN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 FRED V. SCHOTT and HAZEL J. SCHOTT, 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:

LOT 20 IN BLOCK 5, TRACT 1093 - PINECREST, 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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: , P.O. BOX 633 DOUGLAS CITY CA 96024

Dated this 27 day of MAY, 19 98

Margaret A. Nielsen  
 MARGARET A. NIELSEN

STATE OF OREGONSS. MAY 2719 98COUNTY OF KLAMATH

Personally appeared the above named MARGARET A. NIELSEN

and acknowledged the foregoing instrument to be HER voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby  
 Notary Public for Oregon  
 My commission expires 11/20/99

ESCROW NO. MT44812-LW

Return to:

FRED V. SCHOTT  
 P.O. BOX 633  
 DOUGLAS CITY, CA 96024

STATE OF OREGON,  
 County of Klamath SS.

Filed for record at request of:

Amerititle

on this 1st day of June A.D., 1998  
 at 11:53 o'clock A. M. and duly recorded  
 in Vol. M98 of Deeds Page 18427

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.

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