

63459

CAROLYN F. MELTON, TRUSTEE OF THE CAROLYN F. MELTON TRUST,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LEROY A. SCHEER and BERTIE J. SCHEER, 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 12 in Block 2 of LOCKFORD, 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 \$ 76,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 5535 LOCKFORD DRIVE, KLAMATH FALLS, OR 97603

Dated this 27 day of JULY, 1998.

THE CAROLYN F. MELTON TRUST

BY: Carolyn F. Melton TRUSTEE
 CAROLYN F MELTON

STATE OF OREGON SS. JULY 27 19 98
 COUNTY OF KLAMATH

Personally appeared the above named CAROLYN F. MELTON AS TRUSTEE OF THE
CAROLYN F. MELTON TRUST

and acknowledged the foregoing instrument to be HER voluntary act.



Before me:

Kirsten Jensen
 Notary Public for Oregon
 My commission expires 4/8/02

ESCROW NO. MT45081-KJ

Return to:
 LEROY A. SCHEER
 5535 LOCKFORD DRIVE
 KLAMATH FALLS, OR 97603

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Amerititle

on this 27th day of July A.D., 1998
 at 3:40 o'clock P. M. and duly recorded
 in Vol. M98 of Deeds Page 27496

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.