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'98 OCT 16 AM 11

MTC 45658-MS

WARRANTY DEED Vol. M98 Page 37971

JAMES C. RENEAU and TINA K. RENEAU, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MICHAEL C. SCOTT and NIKOLLE L. SCOTT, 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 18 OF TRACT 1325 - SILVER RIDGE ESTATES - FIRST ADDITION, 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 \$ 38,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5762 GLENRIDGE WAY, KLAMATH FALLS, OR 97603

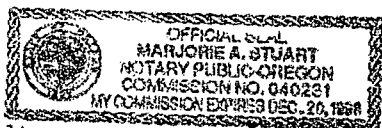
Dated this 11 day of OCT, 1998.

James C. Reneau
JAMES C. RENEAU

Tina K. Reneau
TINA K. RENEAU

STATE OF Oregon SS. October 11 1998
COUNTY OF Klamath
Personally appeared the above named James C. Reneau and Tina K. Reneau

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT45658-MS

Return to:
MICHAEL C. SCOTT
5762 GLENRIDGE WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle

on this 16th day of October A.D., 1998
at 11:11 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 37971

Bernetha G. Lersch, County Clerk

By Kathleen Brown
Fee. \$30.00 Deputy