

72309  
98 DEC 30 P3:38

MTC 46801-LW Vol. M98 Page 47859  
WARRANTY DEED

TERRY C. BRICCO and LEZLIE BRICCO, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SCOTT C. CLAUS and YVONNE CLAUS, 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 5 IN BLOCK 14 OF TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,  
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 \$ 94,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5000 LAURELWOOD, KLAMATH FALLS, OR 97603

Dated this 29 day of Dec., 1998.

  
TERRY C. BRICCO

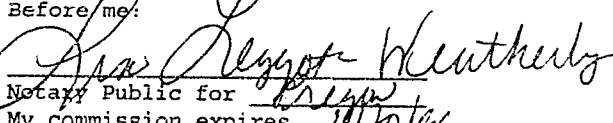
  
LEZLIE BRICCO

STATE OF Oregon ss. December 29 19 98  
COUNTY OF Klamath

Personally appeared the above named Terry C. Brisco  
+ Lezlie Brisco

and acknowledged the foregoing instrument to be voluntary act.



Before me:  
  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT46801-LW

Return to:  
SCOTT C. CLAUS  
5000 LAURELWOOD  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.  
Filed for record at request of:

Amerititle  
on this 30th day of December A.D. 1998  
at 3:38 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 47859

Bernetha G. Letsch, County Clerk

By Kathleen Rosa  
Fee, \$30.00 Deputy: