

MTC 47738-KR  
WARRANTY DEED

Vol. M99 Page 17654

99 MAY -1 P3:30

PHYLLIS RODRIGUEZ AND PHYLLIS RODRIGUEZ, TRUSTEE OF THE FRANCIS E. GRAY LIVING TRUST DATED AUGUST 17, 1990,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CARROL J. SCRONCE, BETTY L. SCRONCE and KEN SCRONCE, with the rights of survivorship.

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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 107, MERRILL, OR 97633

Dated this 3<sup>rd</sup> day of May, 1999

(X) Phyllis Rodriguez  
PHYLLIS RODRIGUEZ

THE FRANCIS E. GRAY LIVING TRUST

(X) Phyllis Rodriguez SUCCESSOR TRUSTEE  
PHYLLIS RODRIGUEZ

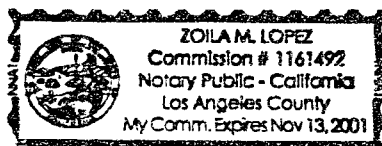
STATE OF CALIFORNIA, County of LOS ANGELES ) ss.

This instrument was acknowledged before me on MAY 3<sup>rd</sup>, 1999  
by ZOLA M. LOPEZ PHYLLIS RODRIGUEZ individually and  
as NOTARY PUBLIC TRUSTEE  
of LOS ANGELES COUNTY THE FRANCIS E. GRAY LIVING TRUST

Zola M. Lopez

Notary Public of California

My commission expires \_\_\_\_\_



ESCROW NO. MT47738-KR

Return to:

CARROL J. SCRONCE  
P.O. BOX 107  
MERRILL, OR 97633

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the point of intersection of the Westerly right of way line of the U.S.R.S. Drain No. 6 with the section line common to Section 2 and 11 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said section line being also the center line of a County Road running West from the Town of Merrill, Oregon and which point of beginning bears West 2096.6 feet from the Section corner common to Sections 1, 2, 11 and 12 of said Township and Range; extending thence West along said section line 140 feet to the true point of beginning; thence West along said Section line 100 feet, more or less, to the Northeasterly corner of tract conveyed to Robert Taylor and Naomi Taylor by deed recorded July 14, 1966, in M66 at page 7169; thence South along the East line of said Taylor tract to the Northwest corner of the tract conveyed to Loftus Gray and Frances E. Gray by deed recorded June 22, 1973 in M73 at page 7832 and 7883; thence East along the North boundary of said Gray tract 100 feet, more or less to a point South of the point of beginning; thence North to the true point of beginning.

State of Oregon, County of Klamath  
Recorded May 7, 1999, at 3:30 PM  
at the referenced page, Vol. M99.

Linda Smith, County Clerk

Fee \$ 35

*Linda Smith*