

1999 JUN 17 PM 3:41

MT48446-MG
WARRANTY DEED

Vol M99 Page 24034

MARK E. SCRIMSHER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BARBARA AHLERT,

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 25 on TRACT 1310 - PLUM VALLEY II, 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 \$ 48,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 163, KLAMATH FALLS, OR 97601

Dated this 16 day of June, 1999.

Mark E. Scrimsher
MARK E. SCRIMSHER

STATE OF Oregon

COUNTY OF Klamath

SS. June 16 19 99

Personally appeared the above named Mark E. Scrimsher

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT48446-MG

Return to:

BARBARA AHLERT

PO BOX 163

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 6/17/99, at 3:41 p. m.

In Vol. M99 Page 24034

Linda Smith,

County Clerk

Fee \$ 30 - RR