

'01 SEP 5 AM 10:41

After Recording Return to:
AARON SCOTT
1845 Esplanade Avenue
Klamath Falls, OR 97601
Until a change is requested all tax statements
Shall be sent to the following address:
AARON SCOTT
1845 Esplanade Avenue
Klamath Falls, OR 97601

Vol M01 Page 45049

WARRANTY DEED
(INDIVIDUAL)

LAUREL L. RAMSEY, herein called grantor, convey(s) to **AARON SCOTT** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$99,000.00**.
 (here comply with the requirements of ORS 93.930)

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.

Dated September 04, 2001


 LAUREL L. RAMSEY

STATE OF OREGON, County of **Klamath**) ss.

On Sept. 04, 2001 personally appeared the above named **LAUREL L. RAMSEY** and acknowledged the foregoing instrument to be her voluntary act and deed.

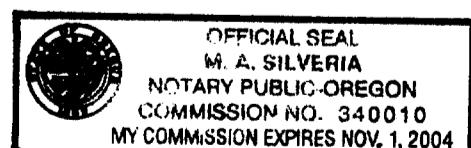
This document is filed at the request of:

Aspen
 TITLE & ESCROW, INC.

525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00053400

Before me: M. A. Silveria
 Notary Public for Oregon
 My commission expires: 11-01-04

Official Seal



45050

Exhibit A

All those portions of Lots 3, 4 and 5, Block 26, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the corner of Esplanade Street and Eldorado Avenue, same being the corner of Lot 4 aforesaid; thence Northwesterly along the Easterly line of Lots 3 and 4 aforesaid, a distance of 24 feet, more or less, to a point 38 feet Southerly from the Northeasterly corner of Lot 3 aforesaid; thence Westerly at right angles to Eldorado Avenue 75 feet; thence Southerly parallel with Eldorado Avenue a distance of approximately 75.5 feet to the Northwesterly line of Esplanade Street; thence Northeasterly along said Northwesterly line of Esplanade Street to the point of beginning.

AS
State of Oregon, County of Klamath
Recorded 09/05/01 at 10:41 a. m.
In Vol. M01 Page 45049
Linda Smith,
County Clerk Fee\$ 26.00

Unofficial
Copy