



MT 57458-TM

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

WILLIAM S. ROSS

236 N. MCKINLEY

KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
the following address:

WILLIAM S. ROSS

236 N. MCKINLEY

KLAMATH FALLS, OR 97601

Escrow No. MT57458-TM

Title No. _____

Vol M02 Page 45475

State of Oregon, County of Klamath

Recorded 08/13/2002 3:05 p. m.

Vol M02, Pg 45475

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 AUG 13 PM3:05

WARRANTY DEED

CARROL JOE SCRONCE, BETTY L. SCRONCE AND KENNETH D. SCRONCE, NOT AS TENANTS
IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WILLIAM S. ROSS and VERONICA L. ROSS, as tenants by the entirety
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 1 in Block 2 in TERWILLIGER ADDITION, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

KEY#119847

4110-001CD-03400

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.

The true and actual consideration for this conveyance is \$ 69,900.00.

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 this 9 day of August, 2002

Carrol Joe Scronce
CARROL JOE SCRONCE

Betty L. Scronce
BETTY L. SCRONCE

Kenneth D. Scronce
KENNETH D. SCRONCE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 9, 2002 by
CARROL JOE SCRONCE, BETTY L. SCRONCE AND KENNETH D. SCRONCE.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

