

03 AUG 14 PM 3:28



NJC-61412 MS

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THIS SPACE RESERVED FOR

State of Oregon, County of Klamath  
 Recorded 08/14/2003 3:28 p m  
 Vol M03 Pg 59344  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

After recording return to:

JOSHUA D. SCOTT

626 DELTA STREET

KLAMATH FALLS, OR 97601

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

JOSHUA D. SCOTT

626 DELTA STREET

KLAMATH FALLS, OR 97601

Escrow No.

MT61412-MS

## WARRANTY DEED

JEFFERY K. LADY and TAUNYA R. LADY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JOSHUA D. SCOTT, 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 and the North 1/2 of Lot 2, Block 7, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS,  
 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

300636

3809-029CA-04800

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$73,000.00.

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 12 day of August, 2003

JEFFERY K. LADY

TAUNYA R. LADY

State of

County of

Virginia  
Stafford

This instrument was acknowledged before me on 8/12/03 by JEFFERY K. LADY and TAUNYA R. LADY.

(Notary Public)

My commission expires

09-30-2004