



WTC-1396-9551

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
GRISELDA GUTIERREZ

PO BOX 522

MALIN, OR 97632

State of Oregon, County of Klamath

Recorded 11/26/03 11:18a m

Vol M03 Pg 87111-12

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

GRISELDA GUTIERREZ

PO BOX 522

MALIN, OR 97632

Escrow No. MT63544-TM

## WARRANTY DEED

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

4110-011AB-03900

R122717

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 \$27,000.00.

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 25 day of NOV, 2003

Carol J. Scronce  
CARROL J. SCRONCE

Betty L. Scronce  
BETTY L. SCRONCE

Ken Scronce  
KEN SCRONCE

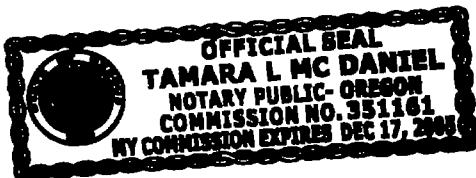
AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on NOV 25 2003 by CARROL J. SCRONCE, BETTY L. SCRONCE and KEN SCRONCE.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



26.10 am

**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 Northeastly 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 Lotus Gray and Frances E. Gray by deed recorded June 22, 1973 in M73 at page 7882 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 South to the true point of beginning.