



After recording return to:  
Tony Scott and Kathy Scott  
8309 Ground Squirrel Drive  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Tony Scott and Kathy Scott  
8309 Ground Squirrel Drive  
Bonanza, OR 97623

File No.: 7021-691431 (SAC)  
Date: October 24, 2005

**M05-68319**

Klamath County, Oregon

11/04/2005 11:23:26 AM

Pages 2 Fee: \$26.00

### **STATUTORY WARRANTY DEED**

**Rufus H. Guffie**, Grantor, conveys and warrants to **Tony Scott and Kathy Scott as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 39 in Block 32 of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$172,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 2 day of November, 2005.

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APN: **R461324**

Statutory Warranty Deed  
- continued

File No.: **7021-691431 (SAC)**  
Date: **10/24/2005**

*Rufus H. Guffie*  
Rufus H. Guffie

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this  
by **Rufus H. Guffie**.

2 day of November 2005

*Stacy Collins*  
Notary Public for Oregon  
My commission expires: 8/2/07

