



THIS SPACE RES

2007-009118

Klamath County, Oregon



00022818200700091180020027

05/18/2007 01:23:16 PM

Fee: \$26.00

MT79099-LW

After recording return to:

JOEL C. SCOTT

5312 BALSAM DRIVE

KLAMATH FALLS, OR 97601

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

JOEL C. SCOTT

5312 BALSAM DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT79099-LW

Title No. 0079099

SWD

STATUTORY WARRANTY DEED

MARCIA A. MOIR, Grantor(s) hereby convey and warrant to **JOEL C. SCOTT and RINDA M. SCOTT, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

A tract of land situated in Tract 5 and the Northerly 28 feet of Tract 6 of DEWITT HOME TRACTS, a duly recorded subdivision, situated in the NW1/4 SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 5; thence South 00° 04' 00" West along the East line of said Tracts 5 and 6, 332.93 feet to a point South 00° 04' 00" West 28.00 feet from the corner common to said Tracts 5 and 6; thence South 89° 49' 00" West, parallel to the line common to said Tracts 5 and 6, 261.68 feet; thence North 00° 04' 00" East 332.93 feet to a point on the North line of said Tract 5; thence North 89° 49' 00" East 261.68 feet to the point of beginning.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$144,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

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Dated this 18 day of May 2007

Marcia A. Moir
MARCIA A. MOIR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 18, 2007 by MARCIA A. MOIR.



Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/07