



THIS SPACE RESERVED FOR

2017-011199
Klamath County, Oregon
10/03/2017 09:13:01 AM
Fee: \$47.00

After recording return to:

Burton E Gray and William W Manning

14 Estrella St

Rancho Mirage, CA 92270

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

Burton E Gray and William W Manning

14 Estrella St

Rancho Mirage, CA 92270

File No. 191109AM

STATUTORY WARRANTY DEED

Ralph W. Scott and Jerrol A. Scott, Co-Trustees of the Scott Family Trust

Dated November 12, 1990, as amended and restated in its entirety, June 21, 2012,

Grantor(s), hereby convey and warrant to

Burton E Gray and William W Manning, not as Tenants in Common but with Rights of Survivorship,

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:

Lot 1225, Tract 1440, Ranchview Estates, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$295,000.00**.

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:

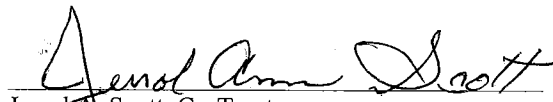
2017-2018 Real Property Taxes, a lien not yet due and payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25 day of September.

Scott Family Trust

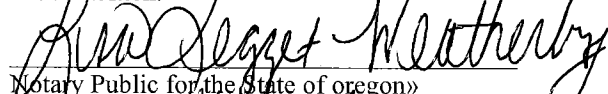

Ralph W. Scott, Co-Trustee


Jerrol A. Scott, Co-Trustee

State of Oregon) ss.
County of Clatsop

On this 25 day of September, 2017, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Ralph W. Scott and Jerrol A. Scott known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Scott Family Trust dated November 12, 1990, as amended and restated in its entirety, June 21, 2012, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: 10/19/19

