

38-10412

-WARRANTY DEED-

BASIN VIEW DEVELOPMENT CO., an Oregon corporation, Grantor, conveys to ROBERT FRANK YANCEY and CARLA JEAN YANCEY, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

A tract of land situated in the NE $\frac{1}{4}$ of Section 1, T39S, R9EWM, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the South line of the NE $\frac{1}{4}$ of said section 1, which is S89°52'12" W a distance of 1304.61 feet from the E $\frac{1}{4}$ corner of said Section 1; thence North 397.12 feet; thence along the arc of a curve to the right (radius point bears North 50.00 feet, central angle is 173°04'20") 151.03 feet thence N29°56'32"E 110.00 feet; thence N 47°50'02" W 159.49 feet to the Southeast corner of Lot 5, Block 3 of Tract 1103-East Hills Estates, a duly recorded subdivision; thence along the South-erly line of said Tract 1103; N48°43'56" W 130.38 feet, West 136.65 feet, S24°49'43" W 85.03 feet, N 65°10'17" W 60.00 feet, thence along the arc of a curve to the right (central angle-64°49'12", radius = 100.00 feet) 113.13 feet, thence along the arc of a curve to the right (radius point bears N89°38'55" E 20.00 feet, central angle is 75°10'40") 26.24 feet, thence along the arc of a curve to the right (radius point bears N 15°10'25" W 300.00 feet, central angle is 14°22'47") 75.29 feet, thence S 89°12'22" W 0.48 feet to the South-west corner of said Tract 1103-East Hills Estates; thence S 00°21'05" E 506.21 feet; thence S 36°34'36" E 406.80 feet to the South line of the NE 1/4 of said section 1; thence N 89°52'12" E along said South line 266.70 feet to the point of beginning, containing 7.91 acres, with bearings based on said Tract 1103-East Hills Estate. The above described tract of land is subject to over and across storm drain easements.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; and will warrant and defend the same against all persons who may lawfully claim the same except as shown above.

The true and actual consideration for this transfer is Eighty Four Thousand Three Hundred Ninety-Three & No/100ths (\$84,393.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: United States National Bank of Oregon, c/o Realty Tax Service, 321 S. W. Fourth Ave., Portland, Oregon 97204.

DATED this 12th day of April, 1976.

BASIN VIEW DEVELOPMENT CO., an Oregon corporation

By: Richard L. Stewart President

By: W. Alan Bowler Secretary

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

STATE OF OREGON)
) ss.
 County of Klamath)

April 12, 1976.

Personally appeared MELVIN L. STEWART, who, being sworn, stated that he is the President, and W. ALAN BOWKER, who, being sworn, stated that he is the Secretary of grantor corporation and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Richard Stinson
 Notary Public for Oregon
 My Commission expires: 2-28-77

Return:
 USNB0
 P.O. Box 1060
 City



STATE OF OREGON, COUNTY OF KLAMATH; ss.

for record at request of TRANSAMERICA TITLE INS. CO.
 this 13th day of APRIL, 1976, at 12:21 o'clock P.M. on
 duly recorded in Vol. M 76, of DEEDS, on Page 5253
 FEE \$ 6.00

By *Wm D. Milne*
 Wm D. MILNE, County Clerk

WILLIAM P. BRANDSNESS
 ATTORNEY AT LAW
 411 PINE STREET
 KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED