

- WARRANTY DEED -

AFTER RECORDING RETURN TO

WM. GANONG, LAWYER
P.O. Box 57
Klamath Falls, OR 97601NANCY JOE
ATTORNEY AT LAW
LEGAL MALPRACTICE INSURANCE
2001 SO. 5TH STREET, SUITE 100
KLAMATH FALLS, OREGON

KNOW ALL MEN BY THESE PRESENTS, That GEORGE T. EPPERSON, a single man, Grantor, in consideration of the sum of TWELVE THOUSAND FIVE HUNDRED AND NO/100THS (\$12,500.00), to him paid by JOE YANCE and DONNA YANCE, husband and wife, as grantees, does hereby grant, bargain, sell and convey unto the said Joe Yance and Donna Yance, husband and wife, as grantees, of the entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

The East one-half of Lot 8, Block 1, ALBANY ACRES, excepting the West 50 feet thereof, in Klamath County, Oregon, and further excepting therefrom the Easement existing in George T. Epperson to the existing water well on the premises which Easement is created by separate document and further subject to:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, and water and irrigation rights in connection therewith.
3. Subject to the regulations, liens, assessments and laws relating to the South Suburban Sanitary District.
4. Reservations and restrictions as set forth in deed from A. L. Wishard, et ux, to Jacob P. Clegg, et ux, dated November 7, 1925, recorded November 7, 1925, in Vol. 62, p. 567, Deed Records of Klamath County, Oregon.
5. Easement, including the terms and provisions thereof, dated July 19, 1940, recorded November 18, 1942, in Vol. 151, at p. 197, Deed Records, of Klamath County, Oregon, in favor of Anton Meyer, et ux, for right of way for the purpose of constructing and maintaining an irrigation ditch along the center line or lines of said property.

To have and to hold the above described and granted premises unto the said grantees, their heirs and assigns forever.

And GEORGE T. EPPERSON, a single man, Grantor, does covenant to and with the above named Grantees, their heirs and assigns.

1. WARRANTY DEED.

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1 that he is lawfully seized in fee simple of the above granted
2 premises and that the same are free from all encumbrances, ex-
3 cepting those apparent on the land and those shown on the records
4 of Klamath County, Oregon, and that the said grantor will, and
5 his heirs, executors and administrators, shall warrant and forever
6 defend the above granted premises, and every part and parcel
7 thereof, against the lawful claims and demands of all persons
8 whomsoever.

9 WITNESS my hand and seal this 27th day of July
10 1969.

George T. Epperson (SEAL)
George T. Epperson Grantor

13 STATE OF OREGON }
14 County of Klamath } ss.

15 June 5, A.D., 1969.

16 Personally appeared the above named GEORGE T. EPPERSON, who
17 is known to me to be the identical individual who executed the
18 foregoing instrument, and acknowledged the same to be his voluntary
19 act and deed, for the purposes therein set forth.

20 Before me:

Robert M. [Signature]
Notary Public for Oregon

22 (SEAL)

My Commission Expires 7-13-73

25 UNTIL FURTHER NOTICE MAIL TAX STATEMENTS TO:

26 Mr. Joe Vance
27 2620 Siassee
28 Klamath Falls, Oregon 97601

29 STATE OF OREGON; COUNTY OF KLAMATH; ss.

30 and for record at request of Mr. Carson, ASK
31 on 5th day of August A.D. 19 70 at 8:43 o'clock AM
32 duly recorded in Vol. 1178, of Page 18 on Page 7276
33 Wm. D. MILNE, County Clerk

FILED
ATTEST
NOTARY PUBLIC
JUL 28 1969
CLERK OF COUNTY