

63024

TIA # M-38-17686-6 Vol. ^m 79 Page 4233WARRANTY DEED (INDIVIDUAL)
RANDALL E. YATES and CATHERINE A. YATES, husband and wife

BILL O. CLARK and JONI L. CLARK, husband and wife

hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County
Lot 2 in Block 2 of RIVER RANCH ESTATES, in the County of Klamath, State
of Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of Klamath Irrigation District and Klamath Basin Improvement District.
2. Easement, including the terms and provisions thereof, as recorded on Page 36 of Volume 91, Deed Records of Klamath County, Oregon.
3. Restrictions, set back provisions and utility easements as delineated on the recorded plat.
4. Covenants, easements and restrictions, imposed by instrument, including the terms and provisions thereof, recorded July 11, 1966 in Book M-66 at page 6958.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as specifically set forth hereinaboveand 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 \$ 10,250.00Dated this 23rd day of February, 19 79.STATE OF OREGON, County of KlamathOn this 23rd day of February, 19 79 personally appeared the above named Randall E. Yates and Catherine A. Yates and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Darlene V. Addington
Notary Public for OregonMy commission expires: March 22, 1981

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TIA - Attn: So. 6th St. Office

STATE OF OREGON,

County of Klamath) ss.I certify that the within instrument was received for record on the 26th day of February, 19 79, at 10:57 o'clock A.M. and recorded in book M79 on page 4233 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha Shelsch Title

Fee \$3.00

Deputy