

KNOW ALL MEN BY THESE PRESENTS, That

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HENRY LEA YARNALL AND VIRGINIA DAVIS YARNALL, Husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MICHAEL D. TYRHOLM

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 15 in Block 1, TRACT NO. 1091, LYNNWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

"This instrument will 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 approval."

## MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 83,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31 day of February Jan, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Henry Lea Yarnall  
HENRY LEA YARNALL

Virginia Davis Yarnall  
VIRGINIA DAVIS YARNALL

STATE OF OREGON, County of Klamath, 1986.

STATE OF OREGON,

County of Klamath, 1986.

Personally appeared the above named Henry Lea Yarnall &amp; Virginia Davis Yarnall

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *Marlene J. Tucker*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6-16-88

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Yarnall

GRANTOR'S NAME AND ADDRESS

Tyrholm  
1191 Lynnwood Blvd  
Klamath Falls, OR 97601

After recording return to:

Klamath First Federal  
540 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Tyrholm  
c/o Klamath First Federal  
540 Main Street, Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

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1. Recitals set forth on the plat dedication, to wit:  
"Said plat is subject to: (1) Public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls, for the use and regulations thereof; (2) All applicable zoning ordinances and recorded restrictive covenants; (3) Slope easements as so stated on individual lot deed basis, (4) Building setback lines as set forth in the recorded restrictive covenants."
2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin imposed by instrument, including the terms and provisions thereof, recorded July 20, 1973 in Volume M73, page 9383, and amended by instrument recorded July 9, 1976 in Volume M76, page 8487, and amended in Volume M77, page 17035, all Microfilm Records of Klamath County, Oregon.
3. A 16 foot utility easement along the Northwestern boundary of lot, as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of January A.D., 19 86 at 2:09 o'clock P M., and duly recorded in Vol. M86  
of Deeds on Page 1937 day

FEE \$9.00

Evelyn Biehn County Clerk

By Bernetha St. Retach