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WARRANTY DEED (INDIVIDUAL)

SE THE CEST OF 16 rage

EDMARD W. YEAW and LINDELL S. YEAW

, hereinafter called grantor, convey(s) to PETER J. RICHARD and CANDICE E. RICHARD, as tenants by the entirety

all that real property situated in the County

: :

SOTARY PUBLIC - DREGO

State of Oregon, described as: Klamath 1

The 84 of Lots 4 and 5 in Block 48, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to and as shown by the duly recorded plat of said addition now on file in the office of the County Clerk of Klamath County, Oregon, said premises being more particularly described as follows:

Beginning at the Southerly corner of Lot 5 of said Block 48; thence running Northeasterly parallel to Jefferson Street a distance of 106 feet more or less to the Easterly line of said Lot 4; thence Northwesterly along the Easterly line of said Lot 4 a distance of 55 feet; thence Southwesterly parallel to Jefferson Street a distance of 106 feet to the Westerly line of Lot 5; thence Southeasterly along the Westerly line of Lot 5 to the place of beginning.

SUBJECT TO: Covenants, conditions, plat restrictions, reservations,

rights, rights of way and easements now of record, and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

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| STATE OF OREGON: CO | | OUNTY OF KLAMATH: ss. C.P. National | | | |
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| Filed f | for record at reques July 13.00 | t ofat | P M., and duly recorded in on Page 14203 yn Blehn County Cle | M., and duly recorded in Vol. M90 Page 14203 | |
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