

24035 MTC #24823-N

## WARRANTY DEED

Vol. m90 Page 25338

KNOW-ALL MEN BY THESE PRESENTS, That JAMES E. YEAGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD C. YADEN  
and ELLA BETH YADEN, husband and wife, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
the 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:

SEE LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

*"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 approved uses."*

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, his heirs, successors and assigns, that

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

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 premises.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 41,000.00

For each of the period commencing on the date of this transfer, stated in terms of dollars, is \$ 41,000.00

In Witness Whereof, the grantor has executed this instrument this 19th day of December, 19 90; 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.

STATE OF OREGON,  
County of Klamath  
December 19 19 90 ss

Personally appeared the above named  
James E. Yeager

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ his \_\_\_\_\_ voluntary act and deed.

Before me, Rancey M. Mc  
Notary Public for Oregon  
My commission expires: 6/8/92

STATE OF OREGON, County of \_\_\_\_\_), ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_.

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

James E. Yeager  
P. O. Box 844  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Clifford C. Yaden and Ella Beth Yaden  
2900 Patterson  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording returns, we:

Clifford C. Yaden and Ella Beth Yaden  
2900 Patterson  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Clifford C. Yaden and Ella Beth Yaden  
2900 Patterson  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of

*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

**MOUNTAIN TITLE COMPANY**

EXHIBIT "A"  
LEGAL DESCRIPTION

Lots 1, 2 and 3 of HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion of Lots 1 and 2 described as follows:

A tract of land situated in Lots 1 and 2, HOMELAND TRACTS NO. 2, more particularly described as follows:

Beginning at the intersection of the West line of Patterson Street and the North line of Hilyard Street; thence South 87 degrees 46' West along the North line of Hilyard Street 135.04 feet; thence North 0 degree 54' West 110.2 feet; thence North 87 degrees 59' East, 135 feet to the West line of Patterson Street; thence South 0 degree 54' East to the point of beginning.

ALSO EXCEPTING THEREFROM the Northerly 78.5 feet of the Easterly 200 feet of Lot 2 and the Easterly 200 feet of Lot 3.

ALSO Lots 29, 30, 31 and 32 of HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northerly 85 feet thereof.

ALSO EXCEPTING THEREFROM A parcel of land situated in Lots 1, 2 and 3 of HOMELAND TRACTS NO. 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being in the SW1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar on the South line of said Lot 1 from which the Southeast corner of said Lot 1 bears North 87 degrees 46' East 135.04 feet; thence along the lines of the excepted portions of that tract of land described in Deed Volume M86, page 1202, Microfilm Records of Klamath County, Oregon, in said Lots 1, 2 and 3, North 00 degrees 51' 51" West (North 00 degrees 54' West by said Deed Volume) 110.20 feet to a 5/8" iron pin, North 87 degrees 46' 00" East 135.04 feet to a 5/8" iron pin on the Easterly line of said Lot 2, North 89 degrees 55' 29" West, 200.00 feet and North 00 degrees 51' 51" West 171.41 feet (171.5 feet by said Deed Volume) to a point on the North line of said Lot 3; thence leaving said exception, North 89 degrees 55' 29" West 23.67 feet to a 5/8" iron pin; thence South 01 degrees 06' 00" East 290.60 feet to a point on the South line of said Lot 1; thence North 87 degrees 46' 00" East 87.47 feet to the point of beginning, and with bearings based on the South line of said Lot 1 as being North 87 degrees 46' 00" East, plat record.

Note: All 5/8" iron pins described above have a Tru-Line Surveying Plastic Cap.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 21st day  
of Dec. A.D., 19 90 at 1:32 o'clock P. M., and duly recorded in Vol. M90,  
of Deeds on Page 25338.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muelender