02036270

WARRANTY DEED

AFTER RECORDING RETURN TO: DAVID F. YARBER

JUNE L. YARBER P.O. BOY 776 KINO, OR 9762

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

ALAN M. DUNDON AND CAROL E. DUNDON, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to DAVID F. YARBER AND JUNE L. YARBER, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 32, Block 21, KLAMATH RIVER ACRES, FOURTH ADDITION, in the County of Klamath, State of Oregon.

CODE 96 MAP 3907-26D0 TL 1900

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND 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 A REGULATIONS. APPROVED USES."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Conditions, Restrictions as shown on the recorded plat of Klamath River Acres Fourth Addition. 2) Subject to rules and regulations of Fire Patrol District. 3) This property lies within and is subject to the levies and assessments of the Klamath River Acres Road District. 4) Statement of Claim for a Mineral Interest in property located in Klamath County, Oregon: Executed by: International Paper Company, Successor to Western Pacific Land and Timber Company; Recorded on August 5, 1986 in Book M-86 at page 13766; Affects: N 1/2 SE 1/4 Section 26.

and 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 \$7,800.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of Afril, 1991.

Casal S. A. - -

ALAN M. DUNDON

STATE OF CALIFORNIA, County of San Diego)ss.

April Thurs, 1991

Personally appeared the above named ALAN M. DUNDON AND CAROLE E. DUNDON and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Marilan Lareham - Soul
Notary Public for Correct California

My Commission Expires: April 29,1994



day

CHOIL PARKING THE PARKET

ACCESSING A CONTRACTOR OF THE SEED OF THE 6622

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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