

JERRI D. WEDAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. YATES and BEATRICE C. YATES, 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:

Lots 9 and 10 in Block 11, ST. FRANCIS PARK, 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 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 and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as 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.

[illegible]

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 5th day of October, 19 92; 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 Clatsop) ss.
October 5, 1992

Personally appeared the above named _____
JERRY D. WEDAM

_____ and acknowledged the foregoing instrument
to be her voluntary act and deed.

Before me: Christine J. Redd
Notary Public for Oregon
My commission expires: 11/16/95



STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, president, and by _____,
secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 6th day of Oct., 1992, at 11:37 o'clock A. M., and recorded in book M92 on page 23292 or as file/reel number 51905.
Record of Deeds of said counrv.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Quentin M. Miller Deputy

Fee \$30.00

~~JERRI D. WEDAM~~
~~3119 KINSROW #45~~
~~EUGENE, OR 97401~~

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS
JAMES A. YATES and BEATRICE C. YATES
4636 BOARDMAN
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
JAMES A. YATES and BEATRICE C. YATES
4636 BOARDMAN
KLAMATH FALLS, OR 97601

NAME ADDRESS ZIP

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

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JAMES A. YATES and BEATRICE C. YATES
4636 BOARDMAN
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP