

WARRANTY DEED

THIS WARRANTY DEED executed this 6th day of April, 1991by first party, Joseph C. Wall and Lila F. Wall, Husband and Wife
whose post office address is 6424 S.E. Needham, Milwaukie, ORto second party, Merlin B. Yarnell and Laura N. Yarnell, Husband and Wife
whose post office address is 53575 E. Terra Fern Dr., Sandy, ORWITNESSETH, That the said first party, for good consideration and for the sum of
\$ 2,500.00 paid by the said second party, the receipt whereof is hereby acknowledged,
does hereby remise, release and transfer unto the said second party forever with warranty covenants, all the
right, title, interest and claim which the said first party has in and to the following described parcel of land
and improvements and appurtenances thereto in the County of Klamath, State of
Oregon, to wit:Lot One (1), Block Eight (8), First Addition to River Pine Estates,
according to the official plat thereof on file with the County Clerk
of Klamath County and subject to the building and use restrictions
appurtenant thereto and on file in Volume M-67 at page 3386 Deed Records.AND the first party hereby covenants with said second party that it is lawfully seized of said land
in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully
warrants the title to said land and will defend the same against the adverse claims of all persons
whomsoever; and that said land is free of all encumbrances.IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and
year first above written.

Signed, sealed and delivered in presence of:

Lila F. Wall
Joseph C. WallState of OregonCounty of Multnomah

SS.

4-9, 1991Then personally appeared Lila F. Wall + Joseph C. Wall
to me known to be the person described in and who executed the foregoing instrument and acknowledged
before me that They executed the same.Notary Public
Commission Expires: 9-4-94

c. E-Z Legal Forms

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Merlin B. Yarnell the 17th day
of Feb. A.D., 1993 at 9:09 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 3366

FEE \$30.00

Evelyn Biehn County Clerk

By [Signature]Return: Merlin B. Yarnell
53575 E. Terra Fern Dr.
Sandy, Or. 97055