

#03039919 Vol.m93 Page 11457 WARRANTY DEED

AFTER RECORDING RETURN TO:

JOE YANCE 2620 BISBEE ST. RLAMATH FALLS, AR 97603

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

MILDRED G. EPPERSON hereinafter called GRANTOR(S), convey(s) to JOE YANCE hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described

The East one-half of Lot 8, Block 1, ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPTING the West 50 feet thereof.

ALSO EXCEPTING THEREFROM that portion conveyed to Joe Yance by Quitclaim Deed recorded August 25, 1981 in Book M-81 at Page 15138, more fully described as follows:

A parcel of land situate in the NW 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, being a portion of Lot 8, Block 1, ALTAMONT ACRES, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the intersection of the North line of Lot 8, Block 1, ALTAMONT ACRES and the Westerly right of way line of Bisbee Street; thence North 89 degrees 40' West 97.10 feet along the North line of said Lot 8 to a point in an existing fence line; thence South 0 degrees 58' 55" West 80.00 feet along said fence line to a point; thence South 89 degrees 40' East 98.43 feet to a point on the Westerly right of way line of Bisbee Street, said point being 25.00 feet distant from the centerline of Bisbee Street; thence North 0 degrees 01' 50" East 80.00 feet along said Westerly right of way line 100 feet along said westerly right of way line 100 feet along said westerly right of way line 100 feet along said westerly right of way line 100 feet along said westerly right of way line 100 feet along said westerly right of way line 100 feet along said westerly right of way line 100 feet along said was said wa said Westerly right of way line to the point of beginning.

ALSO EXCEPTING that portion lying within the boundaries of Bisbee Street.

CODE 41 MAP 3909-30B TL 1700

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent on the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. Tyre Longdoing

The true and actual consideration for this transfer is \$25,000.00.

The construing this deed and where the context so requires, the singular vincludes the plural property

IN WITNESS WHEREOF, the grantor has executed this instrument this day of May 1993.

X Mildred G. Operson MILDRED G. EPPERSON

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